

# **Exhibit 9**

## **(Part 2 of 2)**

3/28/01

27 March 2001

CANARY WHARF

BUILDING HQ2  
LEHMAN BROTHERS

MINIMUM STANDARD DEVELOPER'S FINISH  
FOR TENANT WORK

1. FLOORING

- 1.1 Hewetsons Floors or equal raised access floor shall be installed to suit the building design height for the demised premises (generally 200mm average measured from top of slab to top of raised floor). The performance criteria of the system shall meet the working strength requirements of a medium grade platform specification of the Department of the Environment, Property Services Agency document MOB 08-801. The system shall consist of 600mm x 600mm or 750mm x 750mm fully accessible panels on adjustable jacks.
- 1.2 600mm x 600mm carpet tiles shall be installed throughout. Quality to be equal to Heuga Connections, Milliken Corporate Square Nova, Interface Palette 3000 or Sommer Avenue.

2. CEILINGS

- 2.1 Perforated metal pan 750mm x 750mm or 600mm x 600mm lay-in ceiling, Aluminium Ceiling System 15mm x 8mm aluminium capped steel grid shall be installed throughout the demised premises. Ceiling tiles to be powder coated white finish with 16mm thick mineral wool padding. Quality shall be at least equal to SAS Ceilings System 130.
- 2.2 Painted drywall window soffits will be installed at the perimeter of the ceiling system to receive perimeter slot diffusers.
- 2.3 Lift lobbies shall have painted drylined ceilings.

3. LIGHTING

- 3.1 600mm x 600mm deep cell parabolic light fixtures, with electronic control gear, shall be installed to maintain a lighting level of 500 lux average in the office areas.

- 3.2 Fixtures shall be by Creed Light Engineering Limited or equal. Louvre will be low brightness with iridescent specular (highly polished) high purity aluminium curved profile sides, compound curved profile sides and compound curved profile wedge cross blades designed to meet the requirements of CIBSE LG3 Category 2. Each fixture will be fitted with a 750mm x 750mm surround metal frame to allow installation into 750mm x 750mm (where used) ceiling module.
- 3.3 Switching in all areas shall be controlled by the DDC electronic controller which is provided as part of the air conditioning terminal temperature control unit.
- 3.4 Incandescent downlights and/or wall washers shall be installed in each lift lobby.

#### 4. WALL FINISHES

- 4.1 Perimeter walls, columns and core walls shall be fully drylined, taped and sanded, ready for painting.
- 4.2 All exposed surfaces of drylining shall receive:
  - a) One coat of primer sealer
  - b) Two coats of emulsion
- 4.3 Lift lobbies shall have fabric backed vinyl wall covering, 460 grams, with a flame spread of Class 0 and Class I - Carteret by Helen Sheane Wall covering or equal.
- 4.4 All drylined partitions will receive 100mm high timber (American Cherry or equal) skirting.

#### 5. PARTITIONS, DOORS AND IRONMONGERY

- 5.1 Two pairs of glass entrance doors with glazed side screens shall be installed at each lift lobby. Doors and screens can be either frameless or framed in timber or aluminium.

#### 6. SPRINKLER/FIRE PROTECTION

- 6.1 A system of sprinkler protection shall be installed throughout all areas.
- 6.2 Flush mounted sprinkler heads, as Reliable Model G4, shall be provided to achieve a design density of Ordinary Hazard Group II, in accordance with the requirements of British Standard 5306 Part 2 and the Landlord's insurance requirements.
- 6.3 The base building fire alarm system shall be extended to provide coverage throughout all areas and shall comply with the requirements of British Standard

5839 Parts 1 and 4.

- 6.4 The base building public address system, which forms part of the fire alarm installation, shall be extended to provide the required audibility levels of 65dB(A) in all areas.

## 7. MECHANICAL

- 7.1 HVAC systems shall be installed in all office areas, consistent with the design criteria indicated in the "Outline Shell & Core Specification".
- 7.2 Fan assisted terminal variable air volume (FATVAV) boxes shall be installed to serve all general office areas. Perimeter FATVAV boxes shall be equipped with electrical heating coils. Each FATVAV unit shall be provided with a standalone DDC electronic controller connected to a wall mounted room temperature sensor.
- 7.3 Thermal loading shall be based on the stated "Shell and Core" mechanical system design load. The perimeter zones shall be provided with a terminal at each corner exposure and one for every, approximately, 6 metres by 4.5 metres. Interior areas shall be provided with one terminal for every, approximately, 81 square metres of net internal area.
- 7.4 Perimeter zones shall be provided with multi-slot continuous or discrete aluminium supply air diffusers located adjacent to each window module. Interior thermal zones shall be provided with one supply air diffuser for 30 square metres. Return air to the ceiling plenum shall be through the heat extract modular light fittings and supplemented with additional return air grilles.
- 7.5 Primary supply air trunk duct shall be internally or externally lined rectangular sheet metal connected to the base building system at each core. Terminal units shall be connected to the primary trunk duct with insulated round ducting, rigid or flexible types as appropriate. Branch supply air ducting from each terminal unit shall be internally lined. Sheet metal connections to each air distribution device shall be round, rigid or flexible.

## 8. ELECTRICAL

- 8.1 Electrak or equal horizontal underfloor power distribution, shall be installed; approx 4.5m on centre.

- 8.2 One three compartment floor box per 10m<sup>2</sup> (108 sq.ft) of net internal area shall be installed and located in the raised floor. Floor box shall be located centrally to one side of the panel. Each floor box to contain:

- 2 No. Unswitched General Purpose Outlets
- 2 No. Data Blanks
- 2 No. Telephone Blanks
- 1 No. 3m tail

Floor boxes manufactured by Thorsman or equal.

## **9 STATUTORY SIGNS/TENANT SIGNS**

- 9.1 Internal signs to exit and hose reels shall be installed as necessary to comply with statutory and local authority requirements.

## **10 WINDOW COVERING**

- 10.1 25mm wide horizontal solid aluminium slat, silver window blinds manufactured by Claxton Blinds or equal shall be installed at all perimeter windows.

**LEHMAN BROTHERS LIMITED**

**CANARY WHARF SOUTH**

**BUILDING HQ2**

**"SHELL & CORE"**

**OUTLINE SPECIFICATION**

**CANARY WHARF CONTRACTORS LIMITED**

**January 18, 2005**

## PART I

### 1. GENERAL

#### 1.1 Location

The site of the building is at the Canary Wharf Development on the Isle of Dogs in the London Borough of Tower Hamlets.

#### 1.2 The Base Building

The base building is finished to shell standard only and consists of structural frame, floors, external enclosure and core, vertical ducts and shafts and internal walls enclosing public areas. Site work within parcel limits includes paving, landscaping and utilities and services to the building. Distribution of services within the building are provided from mechanical and electrical plant rooms and extends to the office accommodation via vertical risers and terminated at each floor adjacent to the shaft and/or plant room wall.

The Base Building includes the following:

- a. Public entry lobbies.
- b. 2 no. Reception desks in the main entry lobby.
- c. Passenger, goods and fire fighters lifts to all office floors.
- d. Toilet facilities on each office floor.
- e. Cleaners' room with mop sink on each office floor.
- f. Core walls and doors between, and enclosing, public and service spaces.
- g. Emergency escape stairs to statutory requirements.
- h. Shaft and riser enclosures for mechanical, plumbing, electrical and accommodation of Telecommunications services.
- i. Drylining prepared for painting at all perimeter enclosing walls and perimeter columns facing into the office areas.
- j. Drylining prepared for painting to tenant faces of stair and core enclosures facing into the office areas.
- k. Walls of stairs are painted masonry or drylining
- l. Mechanical plant rooms housing fans for air distribution, chillers and pumps.
- m. Electrical equipment rooms housing transformers, switchgear and emergency power generators as required under statutory regulations.
- n. Fire fighting and life safety system equipment to statutory requirements.
- o. Building maintenance offices.
- p. Lavatories, shower and locker facilities for building maintenance personnel
- q. Systems to secure the building from the exterior.
- r. Window cleaning and external maintenance system.
- s. Exterior building lighting.
- t. Statutory Signage.
- u. Loading and unloading dock, plus car parking with automatic gates and signs.

v. A state of the art building management system for Base Building equipment.

1.3 The Base Building complies with all relevant Statutory Regulations, Building Acts, Building Regulations, British Standards and the British Standard Codes of Practice, as appropriate.

## 2. EXTERNAL FINISHES AND LANDSCAPING

### 2.1 Plaza and Walkways

- a. The Plaza and Walkway areas are finished with patterned paving of natural stone, precast or brick pavements, with drainage as necessary.
- b. The Plaza and Walkway areas have a waterproof membrane and are insulated over occupied areas.
- c. Planting, site furniture, water features etc. are provided by Canary Wharf Development in accordance with the Canary Wharf Design Guidelines.

### 2.2 Exterior Walls for Typical Floors

- a. The exterior walls consist of a high quality natural stone or metal prefabricated cladding system with aluminium window frames clad with stainless steel.
- b. Windows are double glazed at all office levels and single glazed for the lobby and retail levels. The inner lite of double glazed units are laminated.
- c. The exterior walls are thermally insulated as required.
- d. The exterior walls have a complete vapour barrier and are fully weather sealed.

### 2.3 Miscellaneous Exterior Doors

The roof plant room doors and other exterior doors not in public view are painted hollow metal doors.

### 2.4 Roofs and Terraces

The main roof is thermally insulated inverted type with continuous water proofing membrane.



### 3. INTERIOR MATERIALS AND FINISHES GENERALLY

#### 3.1 Partitions

- a. Masonry or drylined partitions are used for fan rooms, loading areas, stairs, lift and riser shafts.
- b. Drylined partitions generally are used for all walls above ground level. Masonry partitions are generally used for all walls below ground level.

#### 3.2 Doors and Frames

- a. Typical office floor core areas, exit stairs, toilet rooms and mechanical and electrical rooms have full height (2700mm) hardwood veneer doors with hardwood frames. Frames extend to suspended ceiling level with flush transom panels where necessary. Alternatively hollow metal doors and frames are provided.
- b. Lower level service areas and areas concealed from public view have painted hollow metal doors and frames.
- c. Lobby level entrance doors are architectural metal and glass. Lobby area core doors and frames are to suit adjacent finishes.
- d. Doors are fire rated to meet statutory requirements.

#### 3.3 Ironmongery

- a. Locksets where required are on a building master-key system for the public and service areas in the building.
- b. Entrance level exterior doors have concealed pivot hinge/closers.
- c. All other doors have ball-bearing butt hinges.
- d. Surface mounted closers are used for core doors and in service areas.
- e. Overhead hold opens, double door closing coordinators, buffers, stops, kick plates and armour plates are used where necessary.

#### 3.4 Painting

- a. In back-of-house and service areas walls and ceilings are painted and finished with 2 coats of emulsion painted on 1 undercoat.
- b. In other areas required to be painted, walls and ceilings are finished with 2 eggshell texture finish coats on an undercoat.

4. INTERIOR FINISHES IN PUBLIC SPACES

4.1 Main Entrance Lobby

- a. Floors are polished or honed marble or granite in a distinctive pattern; Walls are polished marble or granite, or other decorative material, appropriate to a first class office building.
- b. The lobby and public areas are illuminated by recessed lighting and specialist fixtures in a ceiling designed with decorative features.

5. TOILETS

5.1 Toilet provision provides for the following:

Office Floors	1 person/10m <sup>2</sup>	60:60 male/female
Trading Floors	1 person/7m <sup>2</sup>	80:40 male/female

- 5.2 Floors are finished with non slip natural stone tiles and have waterproof membranes where occupied space occurs below.
- 5.3 Walls are finished with polished natural stone tile and or timber veneer panels.
- 5.4 Ceilings are suspended metal tile or drylining with lighting over basins, urinals and lavatories.
- 5.5 Toilet cubicles have hardwood veneer partitions with high quality wood veneer doors.
- 5.6 All sanitary appliances are wall mounted. Basins are set in natural stone vanity tops.
- 5.7 High quality accessories comprise:
  - a. A frameless mirror over the basins extending to ceiling level.
  - b. Vanity mounted soap dispensers.
  - c. Recessed combination paper towel dispensers and waste bins.
  - d. Double toilet roll holders.
  - e. Coat hooks.
  - f. Electric fused outlet for hand dryer.
  - g. Electric outlets for hair dryer, shaver etc.

6. TENANT AREAS

6.1 Typical Office Floors (as shell) and core only specification)

- a. Floors are finished exposed concrete to accept raised flooring, (provided within the Category "A" works), with tolerances to British Standards.

- b. Soffits are exposed structure and metal deck.
- c. Perimeter columns have drylining prepared for painting.
- d. Walls of core facing into tenant space are drylining prepared for painting.
- e. Lift doors are stainless steel.

6.2 Typical Retail Area (where applicable)

- a. Floors, walls, free standing columns and ceilings are unfinished structure.
- b. Retail shop fronts, doors and frames are stainless steel or natural hardwood.

7. FINISHES IN SERVICE AREAS

7.1 Fire Escape Stairs

- a. Stair flights and landings are painted metal with precast terrazzo treads and landings with integral anti-slip nosing strips.
- b. Walls are painted masonry or drylining.
- c. Handrails and balustrades are painted tubular steel with welded joints ground smooth.
- d. Lighting is wall mounted fluorescent fixtures at floor and intermediate landings.

7.2 Electrical and Telephone Rooms

- a. Floors are concrete.
- b. Walls are painted drylining.
- c. Ceilings are exposed structure.

7.3 Mechanical Plant Rooms and Tank Rooms

- a. Floors are sealed smooth concrete with waterproofing membranes where occupied space occurs below, and with curbing where necessary to contain spillage.
- b. Walls are unfinished masonry or drylined construction.
- c. Ceilings are exposed structure.

7.4 Car Park Areas, Ramps and Loading Bay

- a. Floors are sealed skid resistant finished concrete with painted parking bay striping in car park levels.
- b. Walls are painted masonry.
- c. Ceilings are unfinished structure.
- d. Lighting are sealed fluorescent fixtures.

8. VERTICAL TRANSPORTATION

- 8.1 The building is served by automatically programmed geared or gearless traction passenger and goods lifts as required.
- 8.2 The lift systems have indicator lights in the lift lobbies. Lift cars are equipped with an intercom system.
- 8.3 Separate fireman's lifts are provided to statutory requirements.
- 8.4 Two car park shuttle lifts are provided as required for multiple basement level car parks.
- 8.5 Passenger car finishes are of a standard appropriate to a first class office building, and be compatible with the entrance lobby finishes.
- 8.6 Lifts and escalators are provided to deliver "excellent service" as follows:

Average intervals during "up peak" traffic of 30 seconds  
5 minute handling capacity during "up peak" of 15% of the projected building population. (Projected building occupancy will be based upon the recommendations of the British Council for Offices (BCO) document entitled "Best Practice in the Specification of Offices", and will be based upon 1 person per 14m<sup>2</sup>).  
Vibration 15 mili g peak to peak.

Passenger Lifts:

Capacity:	- Two banks of 8 cars, one bank of 6 cars and one bank of 4 cars each at 1600Kg. (21 person)
Tower:	6 no. 1600kg (21 person), Ground, level 1 through level 11 8 no. 1600kg (21 person) Ground, level 7, level 12 through level 22 8 no. 1600kg (21 person) Ground, level 7, level 22 through level 31

Trading: 4 no. 2500kg (33 person) Ground, level 3  
through level 7

Parking Shuttle: 2 no. 1000kg (13 person) B3 – B1, Ground

Disabled Lifts: 1 no. 800kg (8 person) B1, Ground

Podium: 4 no. 1600kg (21 person) Ground through level  
7

Speed: - To suit levels served: Speeds will be between  
2.5m/s (500 FPM) and 6.0m/s (1200 FPM)

**Goods Lifts:**

Capacity: - 3 No. 3000 Kg., 6600 lbs.

Speed: - 2 m/s (400 FPM)

**Escalators:**

Tread width: - 1000mm (2 No. between  
B1 and Ground  
1000mm 2 no. between Ground and level 1

Balustrade finish: - Toughened glass or architecturally finished  
metal panels.

**9. WINDOW CLEANING SYSTEM**

9.1 An external mechanical window cleaning system is provided.

**10. STRUCTURAL**

The building has a structural steel frame supported on reinforced concrete foundations.

**10.1 Substructure**

**a. Frame and Floors**

The frame and floor system is a reinforced concrete structure up to ground floor. The floor slabs prop the external walls.

**b. Basement Floor and Perimeter**

The lowest basement floor is an insitu reinforced concrete slab, cast on grade, designed to resist any hydrostatic load. The perimeter wall to the

basement is an insitu reinforced waterproofed concrete wall to resist both earth and water pressure.

Basement waterproofing is designed to suit the intended use of the space as follows (as defined by BS8102 table 1).

Car Park areas	Grade 1
Mechanical Plant Rooms	Grade 2
Electrical Plant Rooms	Grade 3

c. Foundations

The building is supported on bored piles which is founded in the Thanet Sands.

10.2 General Office and Trading Floors

- a. Floors consist of a composite reinforced concrete slab and metal deck system.
- b. These in turn support raised floor systems (to be installed as Category A Works) above the structural slab which space is used for the distribution of electrical power and communication systems.
- c. The entire floor system is supported by the columns and beams of the structural steel frame. An approved fireproofing system is applied to all structural beams and columns as required.
- d. General office floors is designed to support an imposed load of  $4.0\text{kN/m}^2$  (80lbs/ft<sup>2</sup>) with  $1\text{kN/m}^2$  (20 lbs/ft<sup>2</sup>) partition load.
- e. Trading floors is designed to support an imposed load of  $5.0\text{kN/m}^2$  (100lbs/ft<sup>2</sup>) with  $1\text{kN/m}^2$  (20lbs/ft<sup>2</sup>) partition load.

- 10.3 Other areas is designed to support imposed loads as defined in current British Standards.

11. GENERAL BUILDING SERVICES PROVISION FOR BASE BUILDINGS

- a. The following Specification indicates the base building systems and allowances that are made for plant and equipment sizes.
- b. Entrance areas, staircases, lifts, toilets, car park and service areas are fully fitted to the standard as described in this document.
- c. Office areas are fitted out separately as part of Category A Works.

## 11.1 Codes and Standards

The design of building services complies with all current Acts of Parliament, Building Regulations, British Standards as appropriate, CIBSE Codes of Practice and Statutory Authority Regulations.

## 12. MECHANICAL SERVICES

12.1	<u>Design Criteria</u>	<u>Winter</u>	<u>Summer</u>
a.	Outside Temperatures:	-4 °C drybulb/ -4.5°C wetbulb	28°C drybulb/20°C wetbulb
b.	Inside Temperatures:		
	Offices:	22°C db ± 1 °C 40% + 10% RH (humidification control central evaporative)	22°C ± 1°C 50% ± 10% RH (Dehumidification locally within floor air conditioning units)
	Heated Areas: (Toilets, Stores)	20°C db ± 2°C No humidity control	
c.	Fresh Air Quantities:	16 litres per second per person	
d.	Supply Air Quantity:		
	Offices:	As required by defined load densities and building envelope. Supply air temperature to fan assisted terminal variable air volume (FATVAV) units 10 to 12°C	
	Toilets:	Transfer from office accommodation.	
	Car Park:	6 air changes per hour.	
e.	Exhaust Air Quantities:		
	Toilets:	10 air changes per hour.	
	Car Park:	6 air changes per hour.	
f.	Smoke Exhaust:		

Office: 6 air changes per hour mechanical exhaust. System sized to exhaust the single largest floor.

Storage & Service: 6 air changes per hour mechanical exhaust.

Car Park: 6 air changes per hour mechanical exhaust, or 10 air changes per hour on fire floor only --depending on car park layout.

g. Load Densities for Cooling:

Lighting 2 watts/ft<sup>2</sup> (21.52 w/m<sup>2</sup>)

Small Power 3 watts/ft<sup>2</sup> (32.28 w/m<sup>2</sup>) Office Levels

Small Power 15 watts/ft<sup>2</sup> (161.4w/m<sup>2</sup>) Trading Levels  
3 trading floors of approx. 70,000 ft<sup>2</sup>  
1 trading floor of approx. 50,000 ft<sup>2</sup>

Small Power 70 watts/ft<sup>2</sup> (750w/m<sup>2</sup>) Data Centre of  
30,000 ft<sup>2</sup>

Supplemental  
Cooling 1 watt/ft<sup>2</sup> (10.76 w/m<sup>2</sup>) (central plant and  
risers) Excluding Trading  
and Data Centre areas.

People 1 person/108ft<sup>2</sup> (10 sq.m) Typical floors  
1 person/75ft<sup>2</sup> (7 sq.m) Trading floors

For floors t4 to 21 inclusive, an allowance of 1000kw (inclusive of the supplemental cooling allowances above) is available to sub-tenants on a pro-rata basis of the net internal area. Any sub-tenant utilising this allowance will be responsible for any recommissioning required to the chilled water system.

h. Thermal Transmittance Values (W/m<sup>2</sup>/ k)

Roof: 0.45

Walls: 0.45

Typical Floor Window: To suit selected glass

Ground Floor: To suit selected glass

i. Shading Coefficient:

All Office Space  
Windows: To suit selected glass (blinds included in cooling loads for office floors)



j. Noise and Vibration Control:

Offices: NR35 typical except NR38 within 10 feet (3m) of a plant room.

**Environmental Noise**

The sound insulation performance of the building envelope is designed such that the indoor ambient noise level resulting from environmental noise sources (principally road, rail and aircraft) does not exceed  $L_{AeqT}$  40dB, representing a good standard for normal cellular offices and a reasonable standard for executive cellular offices/meeting rooms as given in BS8233 : 1999 Sound insulation and noise reduction for buildings – Code of practice.

**DLR Vibration**

The structure is designed in accordance with applicable standards such that the perceived vibration due to the DLR is within acceptable levels for the intended occupancy which includes trading, investment banking and sophisticated technology infrastructure/usage. Level of vibration to be reasonably agreed between both parties.

**DLR Structure-Borne Noise**

The building is designed such that structure-borne noise from the DLR will be less than NR35.

k. Domestic Water Usage: 50 litres per person per day.

Domestic Water Storage: 25 litres per person per day.

l. Water Storage for cooling towers: 180m<sup>3</sup>.

**12.2 Systems**

a. **Primary Heating System**

The primary heating system is electrical resistance on floor through the terminal units installed as part of the Category A Works and condenser water heat recovery with gas fired heating on the outside air supply system.

b. Primary Cooling Systems

The refrigeration plant consists of multiple hermetic electric centrifugal refrigeration machines (single compressor per machine), with associated condenser water pumps, chilled water pumps and closed evaporative cooling towers providing N+1 redundancy, i.e. sufficient equipment is provided to meet the stated loads plus a further set of equipment (chillers, pumps and cooling towers) for redundancy. Chilled water is circulated to on floor air handling units via two separate risers which shall be severable into separate circuits. An additional set of pumps and pressurisation units is provided on the chilled and condenser water system to give N+1 philosophy if the circuits are operated in separated mode. The cooling towers are provided with a biocide treatment plant located locally to the towers, fed off the domestic water system. (Cooling towers are stainless steel pans).

12.3 Air Conditioning Systems

- a. Floor-by-floor, variable air volume packaged air handling units is provided. Each unit is equipped with replaceable type filters, cooling coil, fan section, coated galvanised steel drip pan, trapped condensate drain, access doors, controls etc.
- b. Typical floor office space supply systems is provided with conditioned supply air ducts capped at each floor-by-floor plant room wall for extension as part of the Category A Works.
- c. Pre-conditioned, outside air is supplied from separate central 100% outside air, variable air volume, air handling units. Each unit includes pre-filters, cooling coil, heater batteries, humidifier, tight shut-off air intake dampers, fan, motor, coated/galvanized steel drip pan, trapped condensate drain, access doors, fan section, controls etc. Separate outside air, branch supply, tight shut-off, motorised damper with control is provided for each fan room air plenum for fire and smoke mode operation.
- d. The ceiling spaces is utilised as return air plenum for office areas.

12.4 Life Safety Systems

- a. All systems are designed to comply with all statutory requirements.
- b. A Fire Alarm System incorporates computer controlled sequences of operation for device sensing and phased evacuation through annunciation of alarm and voice control.
- c. All means of escape stairs and designated fire fighting shafts are independently pressurised to statutory requirements.

- d. Office areas, service rooms and car parks are mechanically vented to control the movement of smoke as required. Fans are rated at 300°C for 1 hour.
- e. A sprinkler protection system is provided with electric pumps and storage tanks to valved and capped connections on each floor to statutory requirements. Flow stations at each riser are provided for extension as part of the Category A Works.
- f. Wet risers are provided to statutory requirements.

#### 12.5 Building Control System (BCS)

- a. A complete Building Control System (BCS) is provided. The system will consist of multiple Direct Digital Control (DDC) data processing stations and a central management station.
- b. The system includes contact points for control, alarm, status and start-stop functions suitable for mechanical equipment automation.
- c. The system is capable of monitoring and controlling the Shell and Core installation and Category A Works and is capable of extension for other requirements.

### 13. PLUMBING AND FIRE PROTECTION

#### 13.1 Design Criteria

##### a. Domestic Cold Water Supply System

A domestic cold water supply system, to potable standards, is provided and includes storage tanks, pumps, distribution and associated controls.

##### b. Sanitary Waste and Vent Systems

A complete sanitary waste and venting system is provided to statutory requirements.

##### c. Storm Drainage System

All storm drainage is hydraulically designed.

#### 13.2 Plumbing Systems

##### a. Sanitary and Waste System

A complete soil, waste and vent system from plumbing fixtures, floor drains and mechanical equipment arranged for gravity flow and discharged to a point of connection with the main sewer is provided.

b. Storm Drainage Systems

A complete storm drainage system from all roofs and pedestrian areas is arranged for gravity flow to discharge into the adjacent dock area.

c. Provision for Tenants' Services

Water services are provided, including valved and capped cold water and capped waste and vent connections on each office floor from the toilet core risers for future extension to any additional facilities.

d. Domestic Water Systems

i. A complete cold water system for the building is provided from a point of connection with the incoming service, with connections to the storage tanks. Distribution is by a pumped pressurisation system serving all mechanical equipment and plumbing fixtures. Total storage is based upon 50 l/day per person and provide one half days storage.

ii. A pressurised hot water distribution system is provided with local electric storage type heaters, serving each floor.

14. ELECTRICAL SERVICES

14.1 Design Criteria

a. Load Densities:

Office areas and Trading Floors - Lighting 2.0 watts/ft<sup>2</sup> (21.5 w/m<sup>2</sup>)

Sockets and Small Power

Office Areas	4.0 watts/ft <sup>2</sup> (41.3 w/m <sup>2</sup> )
Trading Floors	15.0 watts/ft <sup>2</sup> (161.4 w/m <sup>2</sup> )
	3 trading floors of approx. 70,000 ft <sup>2</sup> , one trading floor of approx. 50,000 ft <sup>2</sup>
Data Centre	70 watts/ft <sup>2</sup> (750w/m <sup>2</sup> )
	Data Centre approx. 30,000 ft <sup>2</sup>
Risers	additional 2.0 watts/ft <sup>2</sup> (21.5 w/m <sup>2</sup> ) excluding Trading and data centre

b. Lighting Levels:

Office areas - (provided as part of Category A Works)	500 LUX
Car Parks	100/150 LUX
Service Areas	As per CIBSE code for interior lighting.

14.2 Systems

a. Electrical Service

An 11KV service is provided for the building with power originating from two different London Electricity (LE) sub-stations. A total power supply of  $172.16 \text{ w/m}^2$  ( $16 \text{ w/ft}^2$ ) is provided of which  $129.12 \text{ w/m}^2$  ( $12 \text{ w/ft}^2$ ) is available at 11KV for Tenant loads. Dual rated cast resin transformers will transform the 11KV power to the building distribution voltage, 400V, and arranged in a double ended configuration, to provide 100% back up capabilities in the event of a primary circuit or transformer failure. Tenant load transformers are sized on  $107.6 \text{ w/m}^2$  ( $10 \text{ w/ft}^2$ ). High voltage switchgear and sub-stations are separated into two physically separate electrical rooms. Transfer of load are by manual LV bus section switches.

b. Distribution

Low voltage, metal clad, switchgear with air circuit breakers, distributes power to the building loads. A multiple rising bus bar installation delivers power to the office floors, with separate risers for mechanical equipment loads and tenants' lighting and small power. Lighting and small power tenant risers deliver  $86.08 \text{ w/m}^2$  ( $8 \text{ w/ft}^2$ ) on the office floors and  $161.4 \text{ w/m}^2$  ( $15 \text{ w/ft}^2$ ) on Trading floors. Lighting and small power risers are 100% backed up with a redundant riser with automatic transfer switches on each floor.

c. Lighting and Small Power

A minimum of two electrical risers/rooms per floor includes riser bus connections, provision for submetering, and distribution panels capable of delivering  $86.08 \text{ w/m}^2$  ( $8 \text{ w/ft}^2$ ).

d. Generator

In addition to the dual supplies a tertiary level of redundancy is provided by emergency generators.

Up to six generators each at 2500 KVA provide back up for essential business operations including cooling. N+1 redundancy is provided. Paralleling and synchronisation controls are included along with twenty four hours of fuel storage. The generators will be split into 2 rooms to avoid a fire effecting all units. The generator control system incorporates load management controls. Space for a seventh generator is to be provided including sufficient switchgear, controls, etc. for total generator plant output.

Emergency power is distributed to the UPS system, Trading floors and to the Data/Communications Centre. Emergency power will support all dealer operations, data centre, air conditioning and further 2 w/ft<sup>2</sup> for power/lighting on all office levels. Load shedding is used to manage demand.

e. Uninterruptible Power Supply (UPS)

Two static uninterruptible power supply (UPS) systems are provided with a capacity of up to 2500 KVA each. The system consists of multiple modules providing (N+1) redundancy and includes paralleling and synchronisation controls, static switches, maintenance bypass facilities and fifteen minutes of battery autonomy. The UPS power supports the processor loads for the Data Centre, trading floors and a further 0.5 watts/ft<sup>2</sup> available throughout the building. Redundant UPS busbars are provided to serve the loads.

For floors 14 to 21 inclusive, the existing UPS risers deliver 22.7kW per floor. The remaining 19kW entitlement per floor can be achieved by the use of separate connections to the UPS output switchboards via static switches & PDUs located on level 8. The connections are to be made in a similar manner to those existing, with these works being carried out at the sub-tenants own cost.

f. Emergency Lighting

Emergency lighting in all common areas and means of escape routes are served by local battery inverter packs to statutory requirements and supported on generator.

14.3 Special Systems

a. Telephone Communications

Main service frame rooms with dedicated entrances for each of British Telecom, Worldcom International, COLT, MFN (dark fibre network) and Cable & Wireless Communications are provided. Provision for secondary service entrances are also provided, remote from the primary entrances, for each of the telecommunication service providers.

Two risers closets (rooms) through the building are provided to distribute network services.

b. Earthing

A complete earthing system to statutory requirements are provided.

A functional earth system consisting of a 25x3mm tape will be run in each IT riser.

c. Fire Alarm, Life Safety and Firemans' Remote Fan Control System

A fully addressable, computer based, fire alarm system (FAS) with integrated public address system is provided to statutory requirements. The system will be configured for phased evacuation and shall control all life safety ventilation functions directly. A fire command centre houses central equipment and provide remote control facilities. The shell and core fire alarm system is designed to a modified L3 standard and capable of being extended into office areas.

d. Lightning Protection

A lightning protection system is provided to statutory requirements.

e. Security System

An integrated security system is provided and includes closed circuit television (CCTV) surveillance of public areas, full function access control at selected entrances and lifts, and central monitoring equipment within a main lobby security/reception desk.

14.4 Electromagnetic Screening of Office/Trading Area from DLR

The building construction incorporates the equivalent of 2mm (nominal) thick steel sheeting above the DLR and on the west wall of the DLR. This screening material is electrically interconnected and bonded to earth.

## **PART 2**

### **VEHICULAR AND PEDESTRIAN ACCESS WAYS**

The vehicular and pedestrian roads and access ways are designed and built to a standard equivalent to the existing roads and pedestrian circulation routes on the Canary Wharf Estate.

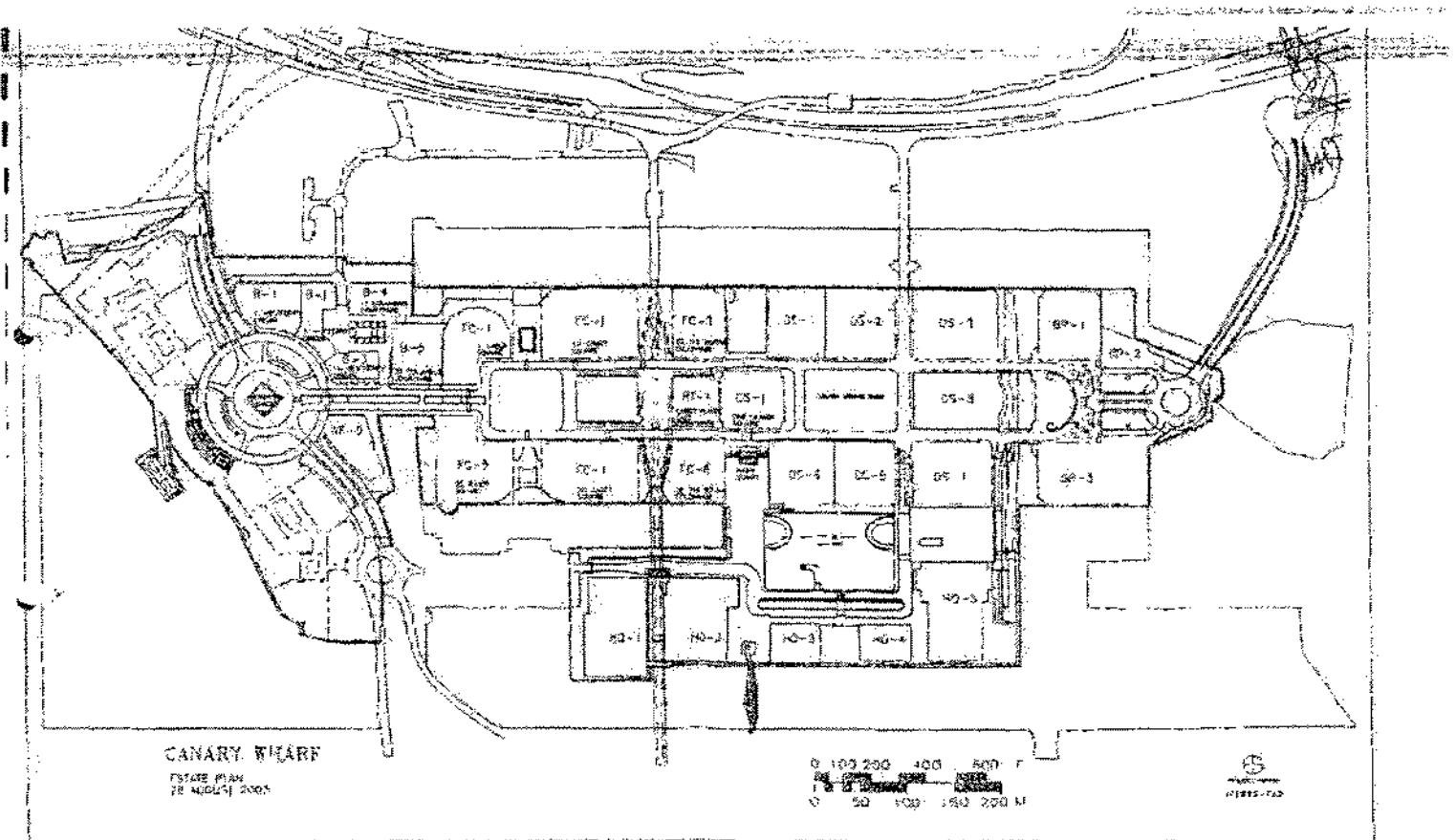
Roads are constructed to adoptable standards, with lane and junction markings, pedestrian crossings, signage and street furniture similar to those already installed on the Estate. Underground roads are designed and built with ventilation, lighting and fire and life safety systems to statutory requirements.

Pedestrian footpaths, access ways and circulation spaces around and between buildings are paved, with a mixture of pre-cast and natural stone pavers, and have planters, furniture and lighting similar to that already installed elsewhere on the Estate.

The vehicular roads (coloured blue) and pedestrian accessways (coloured yellow) covered by this outline specification are identified on the plans attached at Appendix A.



**Appendix A**

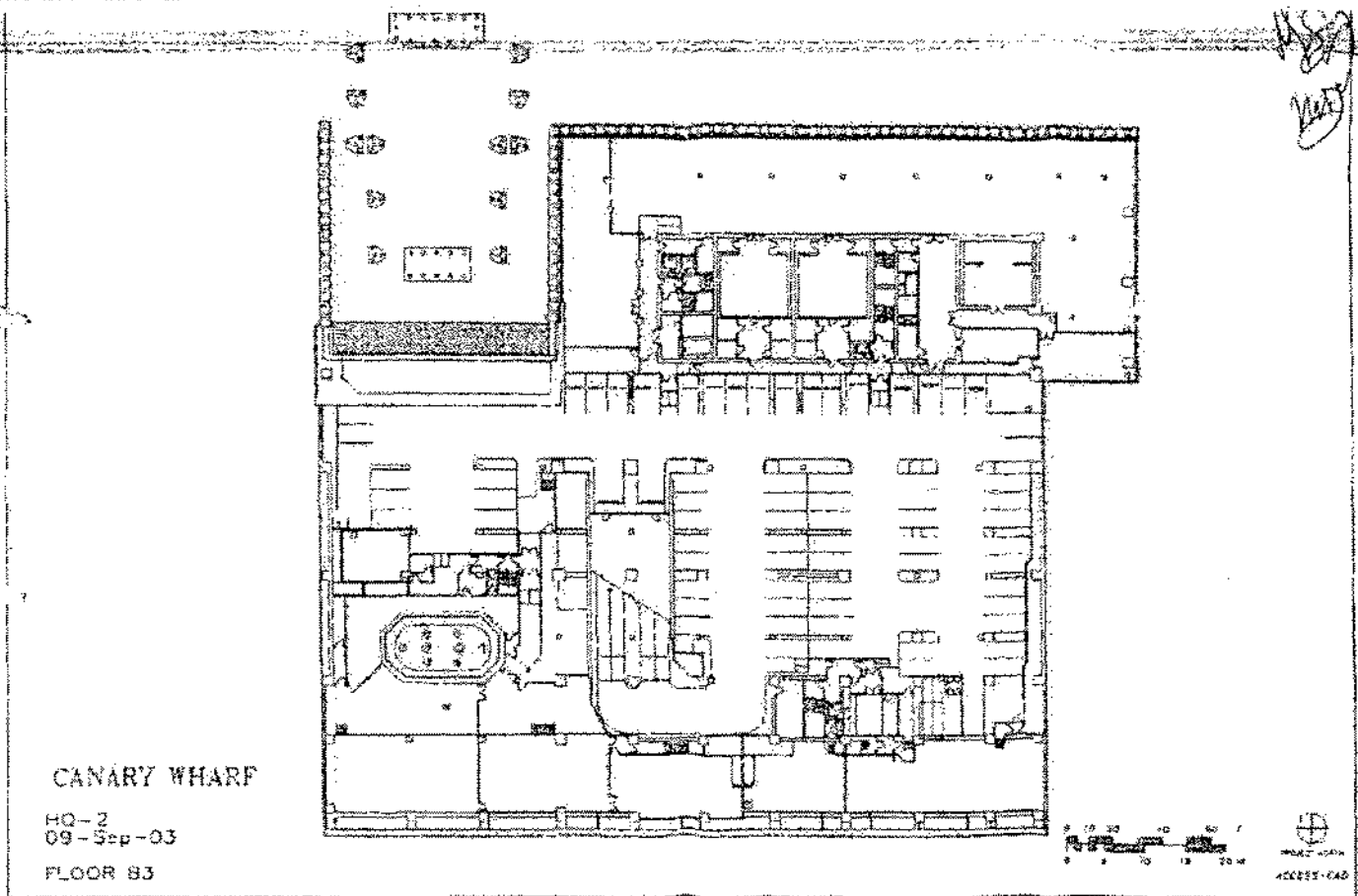


PLAN 1

Plan 1

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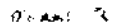


PLAN 2

Plan 2

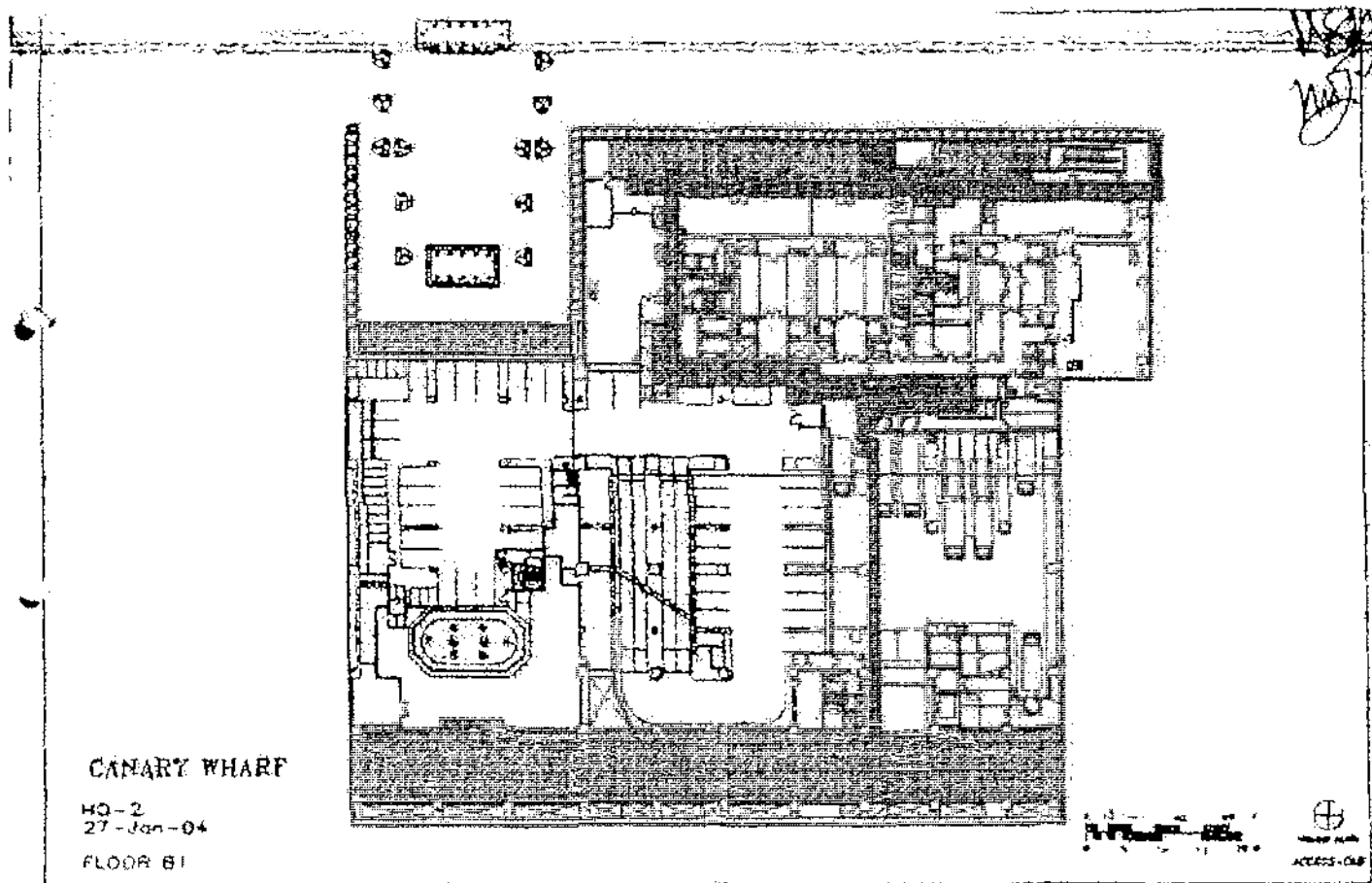
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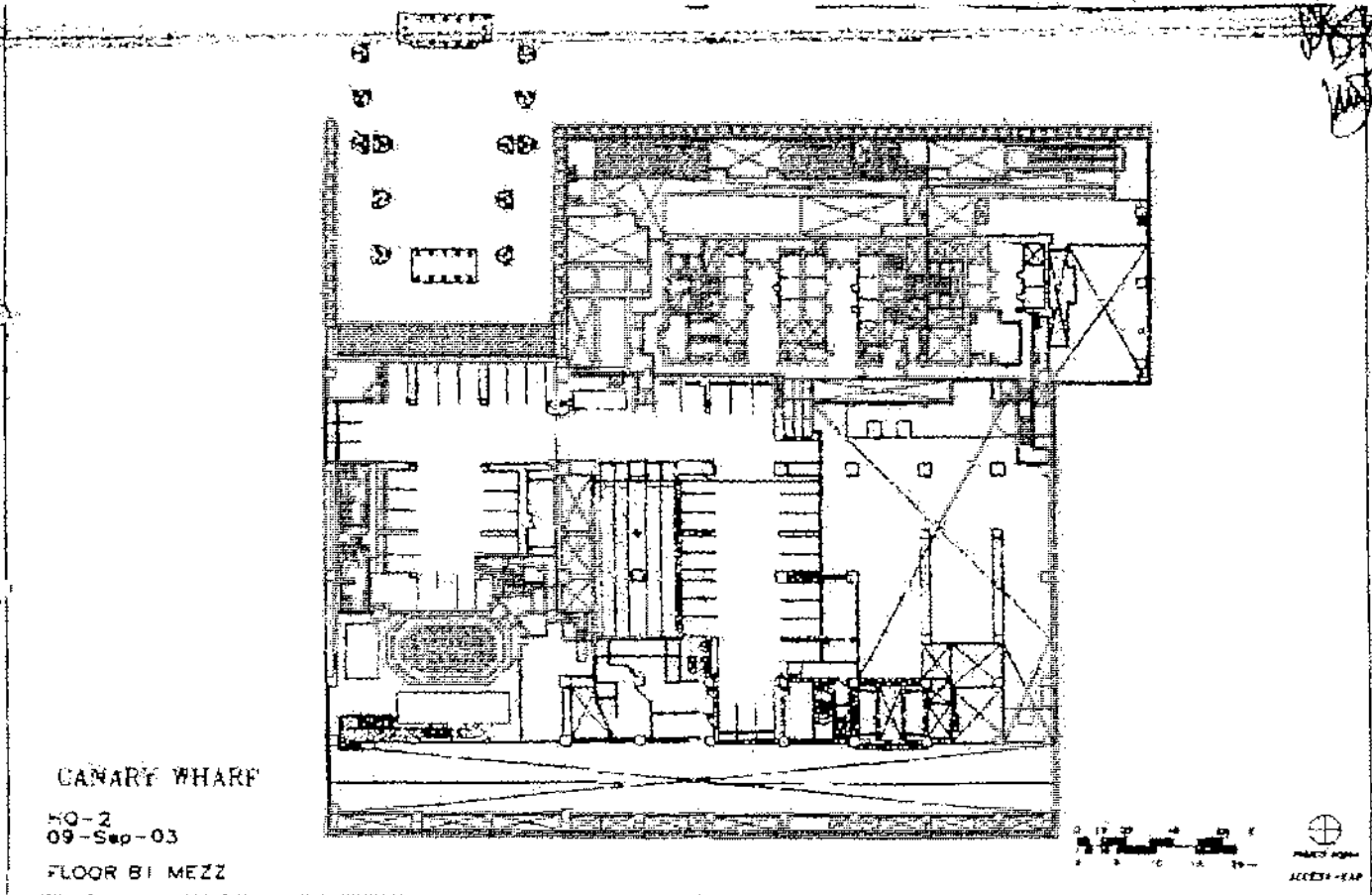
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Plan 4

CONFIDENTIAL

LBH1\_CW0000131



Plan 5

CONFIDENTIAL

LBH-CW0000152



LBH/CW0000153

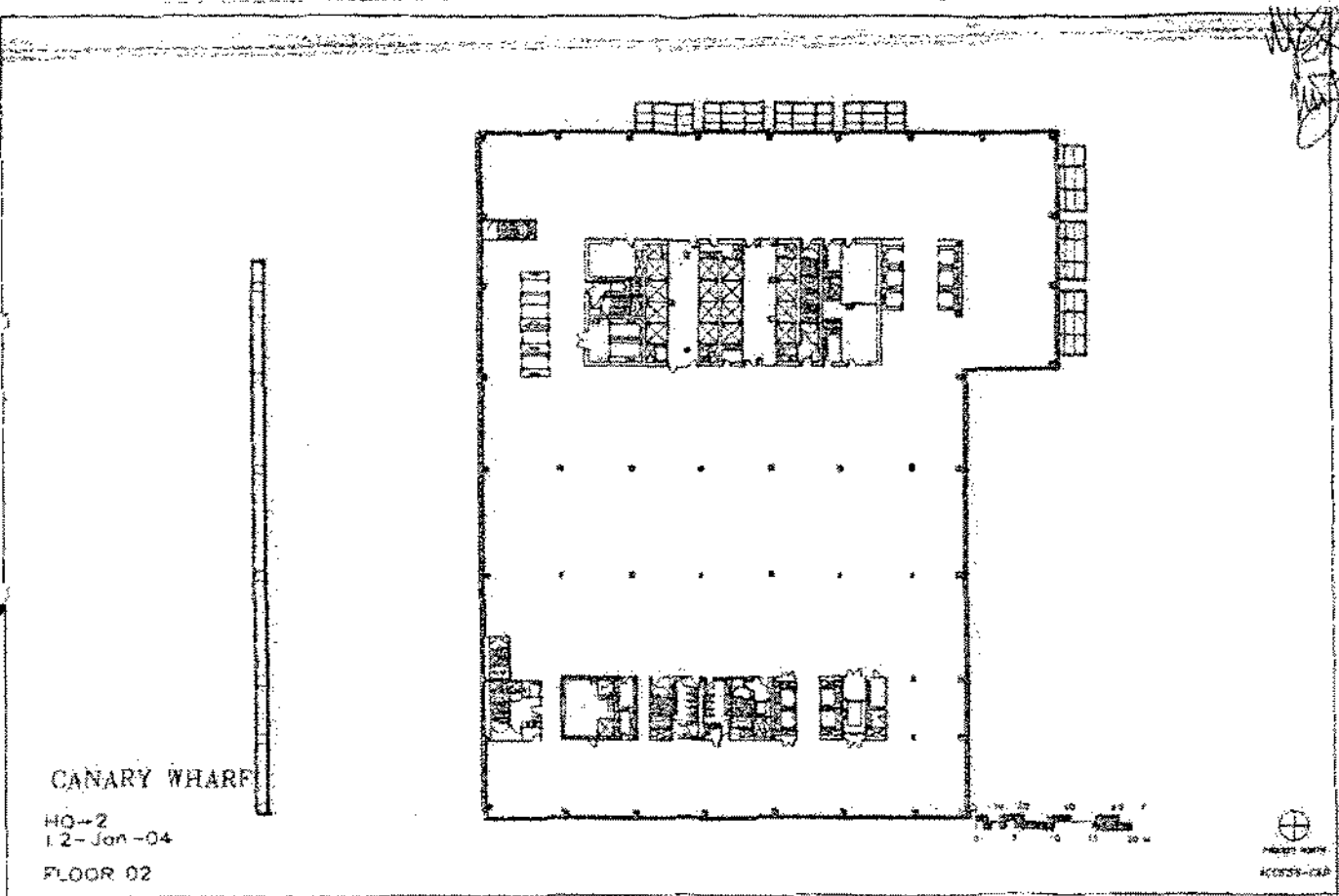
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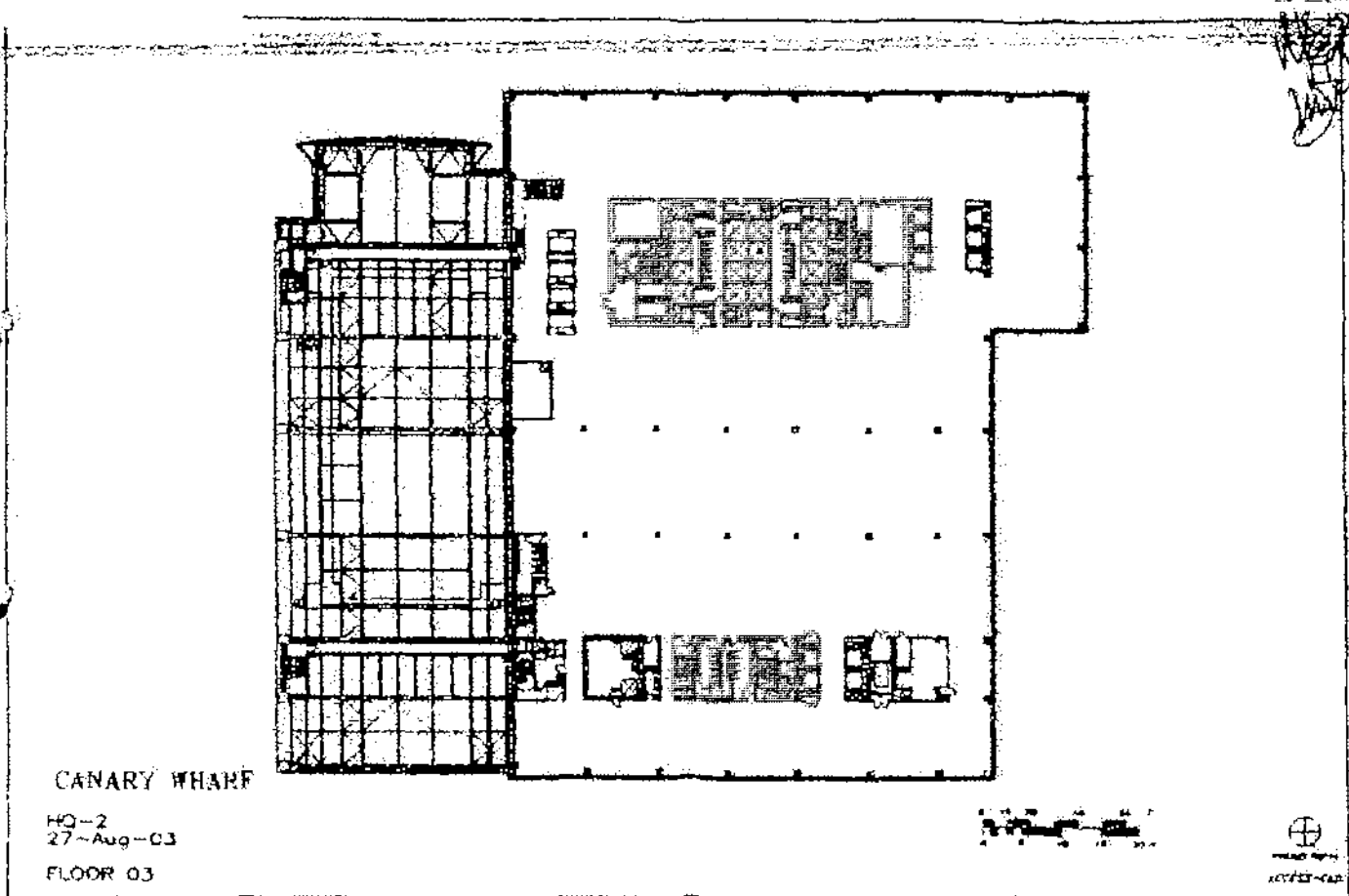




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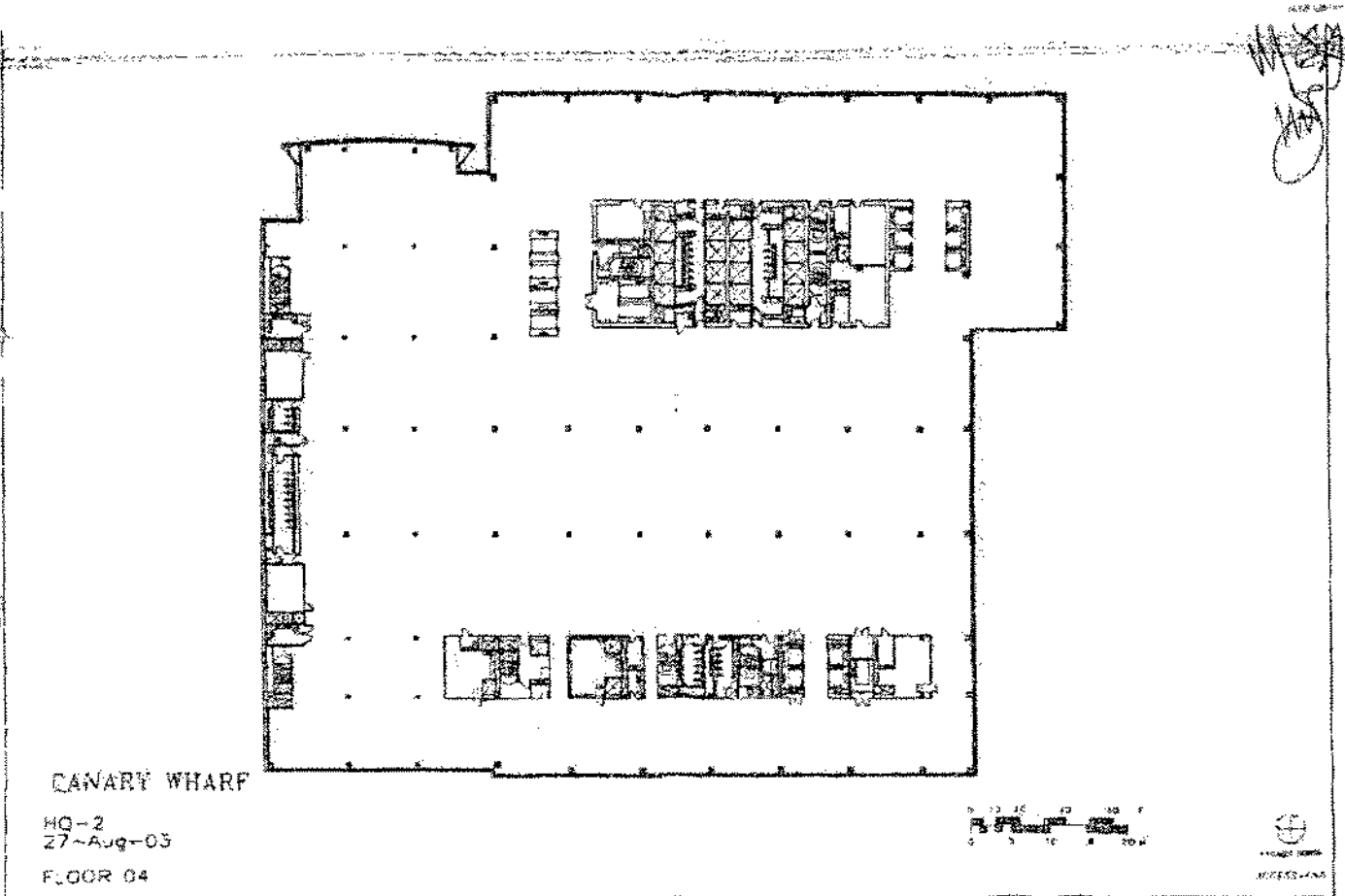
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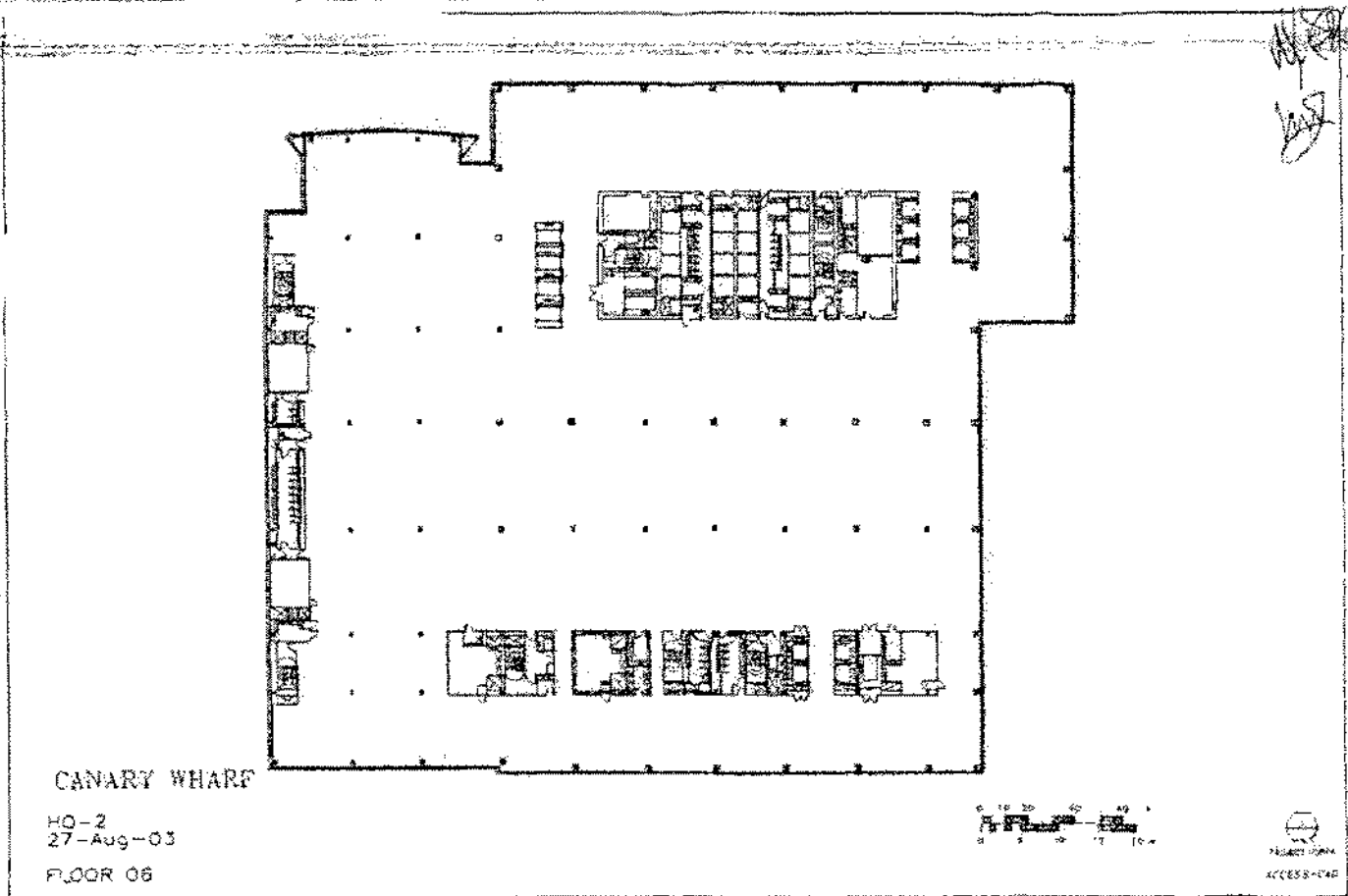
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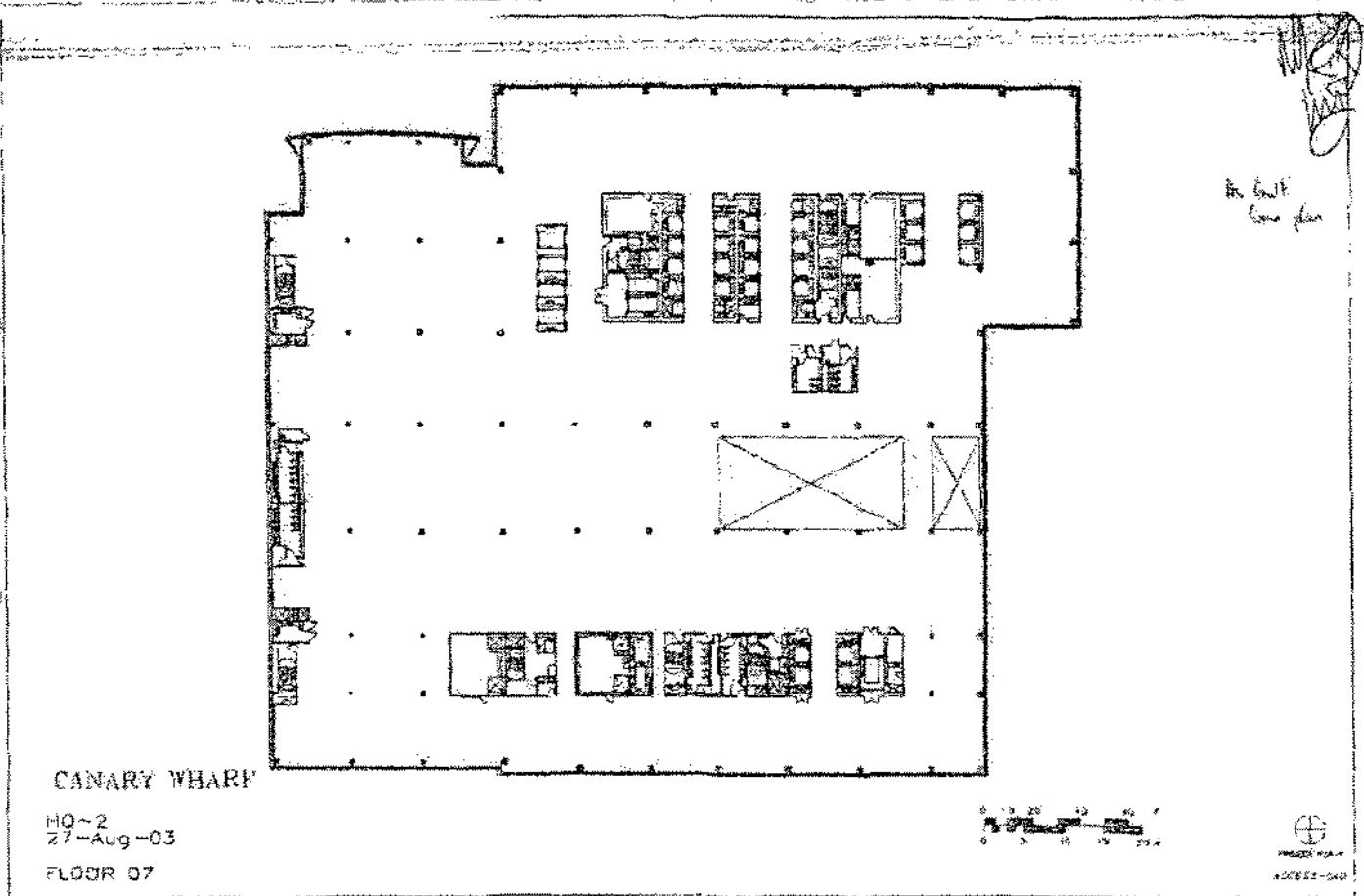
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Plan 12

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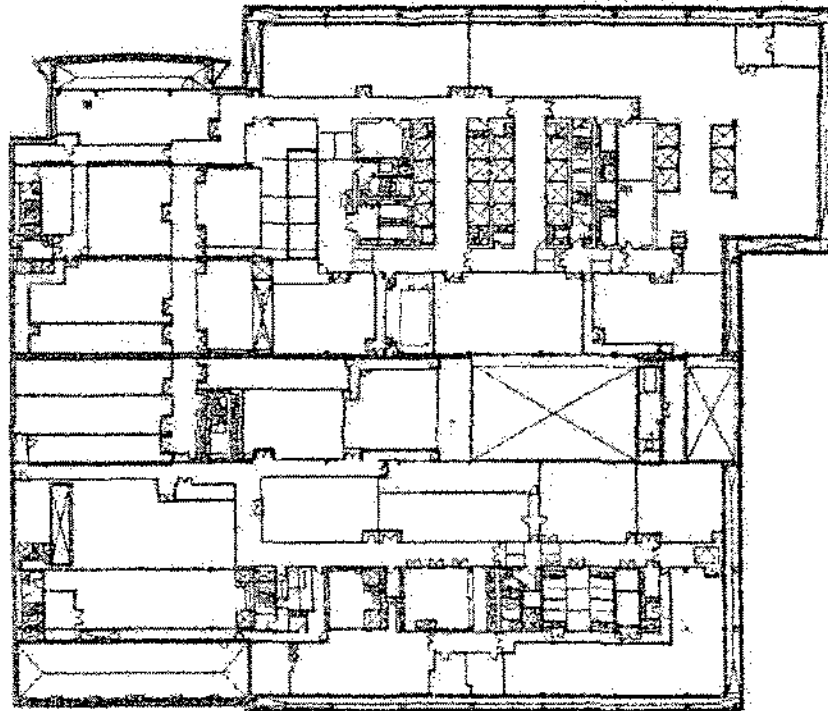
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Plan 13

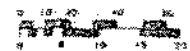
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CANARY WHARF

HQ-2  
27-Aug-03  
FLOOR 08



Plan 14

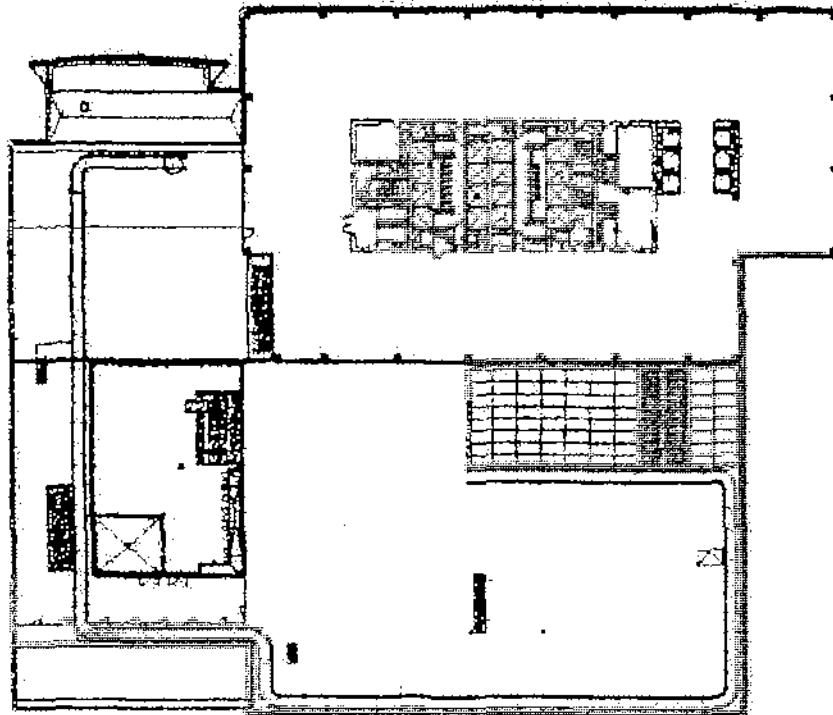
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CANARY WHARF

HQ-2  
27-Aug-03

FLOOR D9

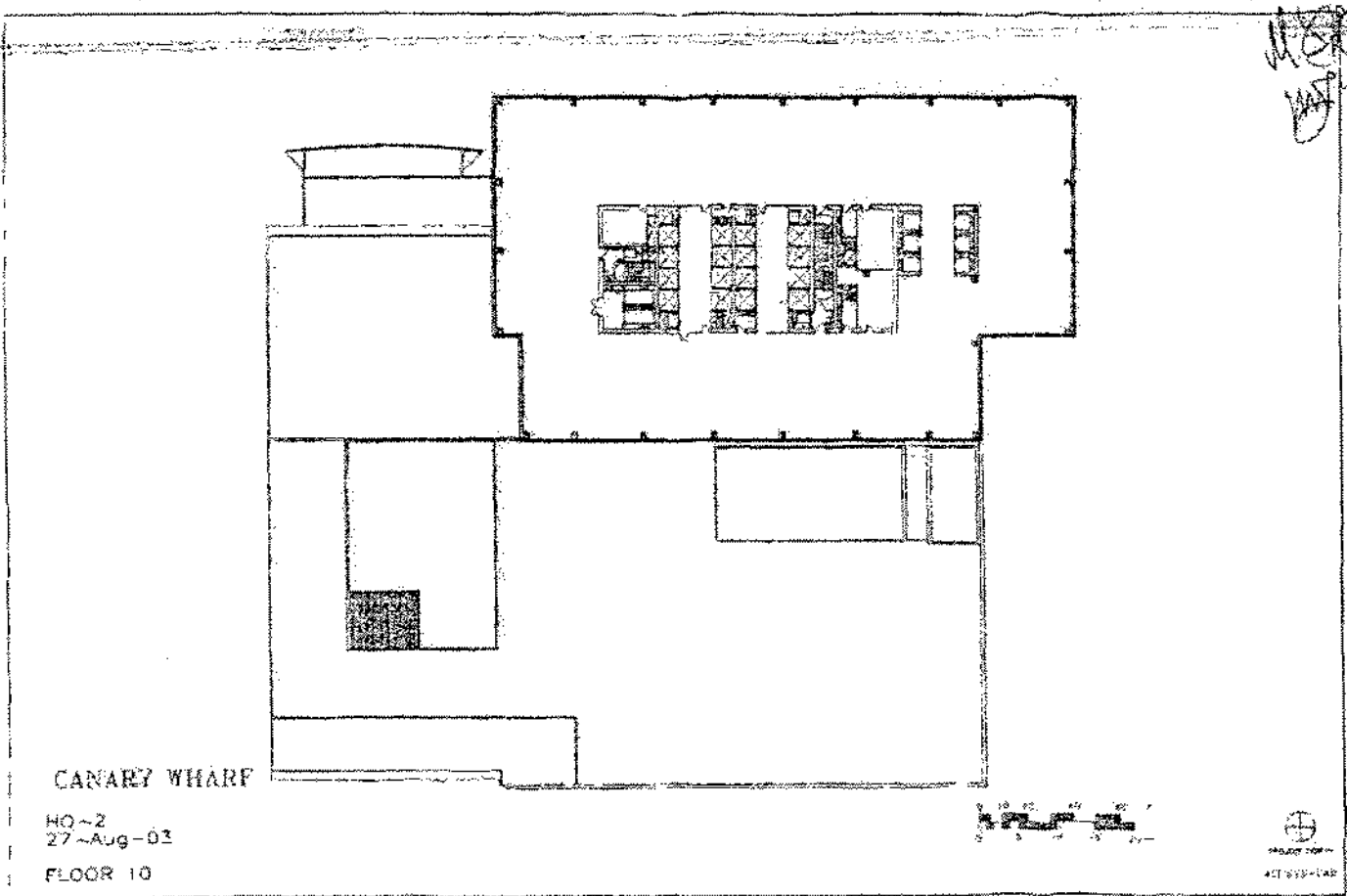


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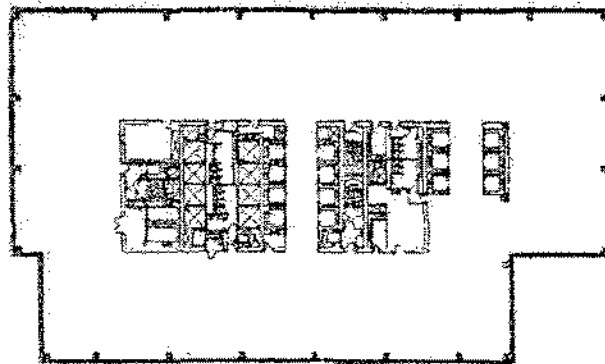




Plan 18

CONFIDENTIAL

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CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 11

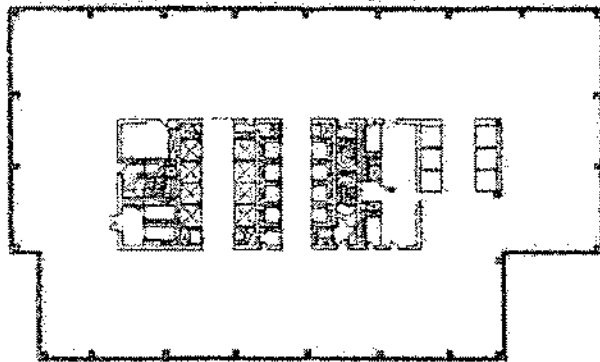


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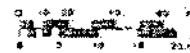
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2/2/14



CANARY WHARF

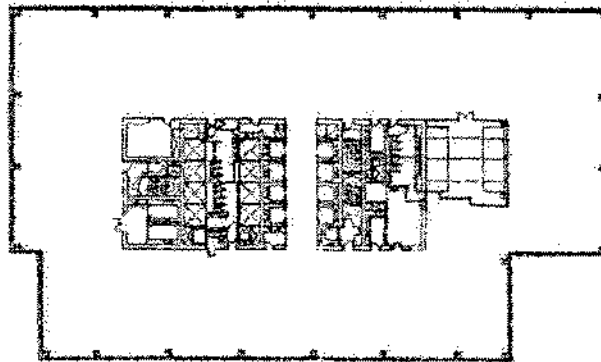
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27-Aug-03  
FLOOR 12



Plan 18

CONFIDENTIAL

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CANARY WHARF

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27-Aug-03

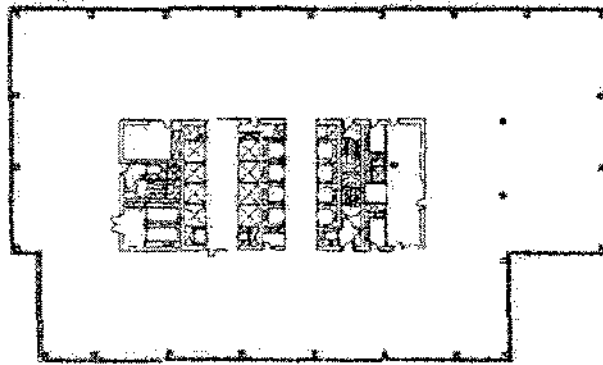
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Plan 19

CONFIDENTIAL

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CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 15



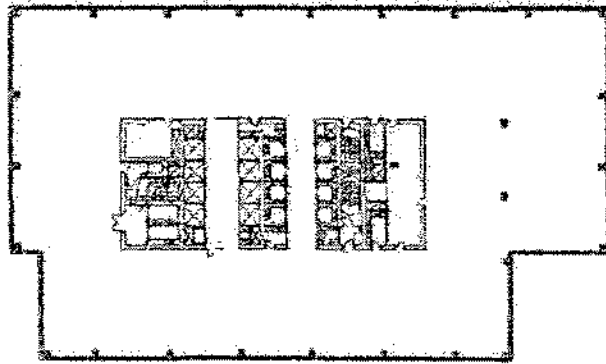
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Plan 20

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CANARY WHARF

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FLOOR 16

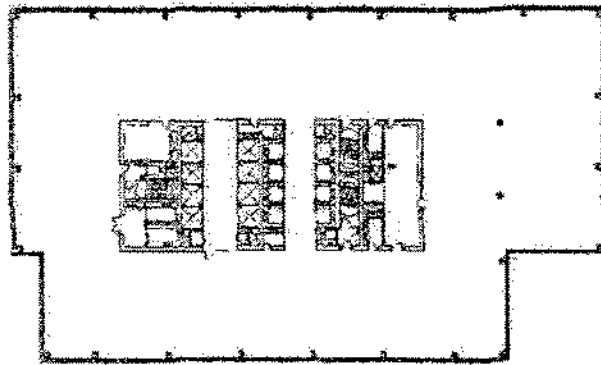


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CANARY WHARF

HQ-2  
27-Aug-03

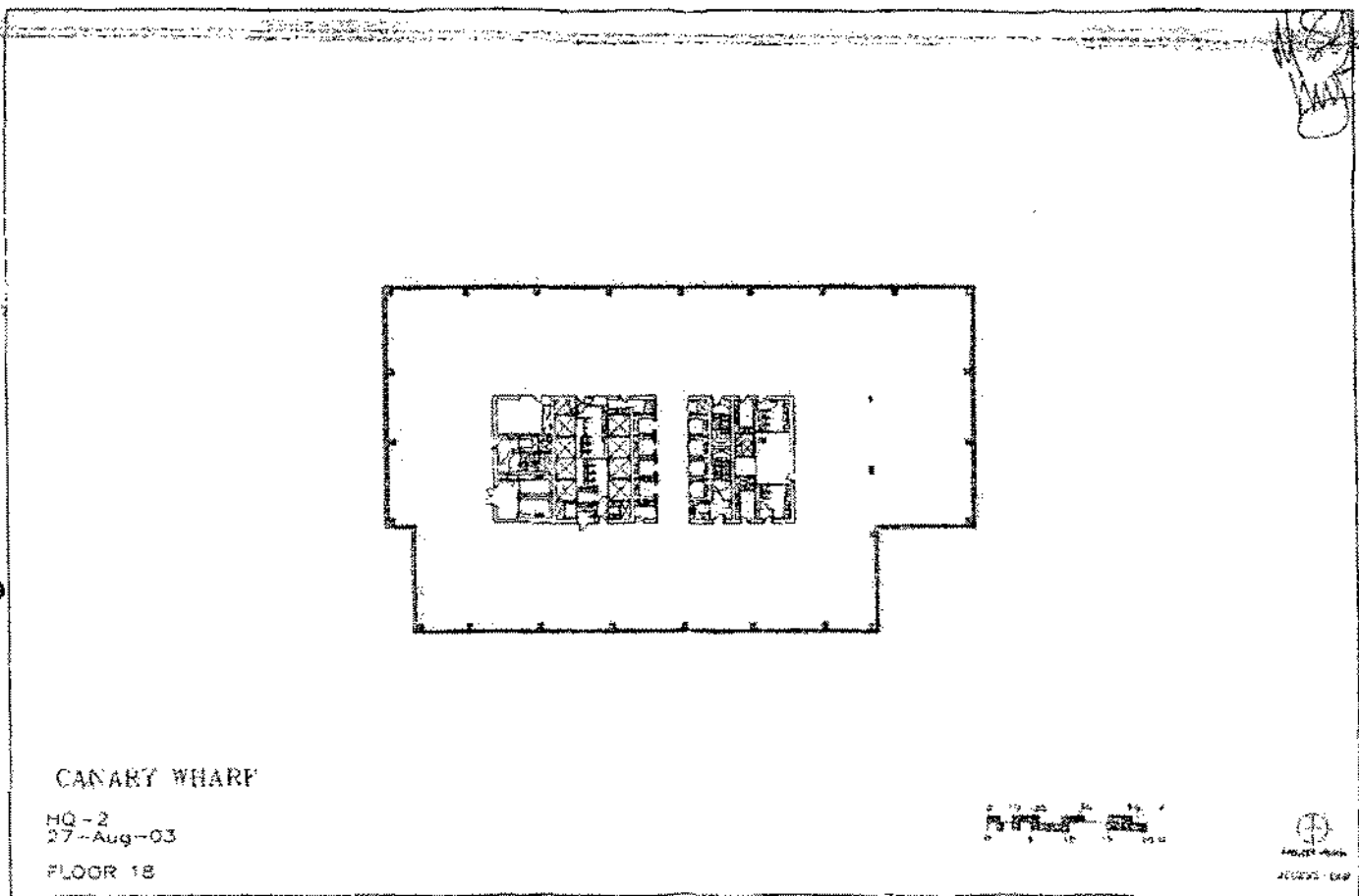
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Plan 22

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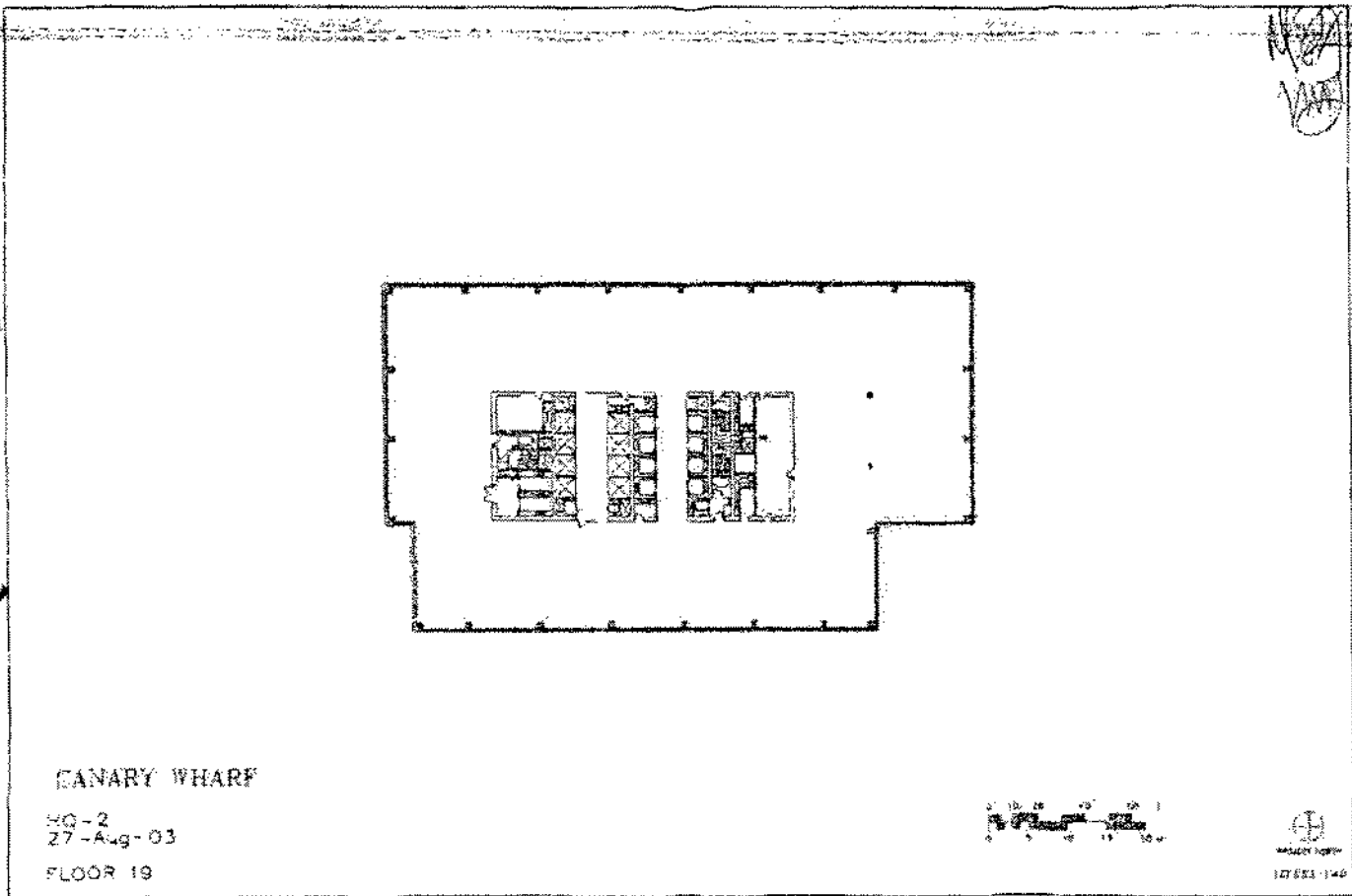


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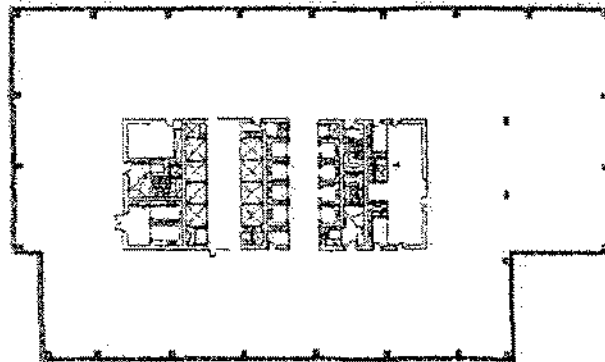




Plan 24

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CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 20

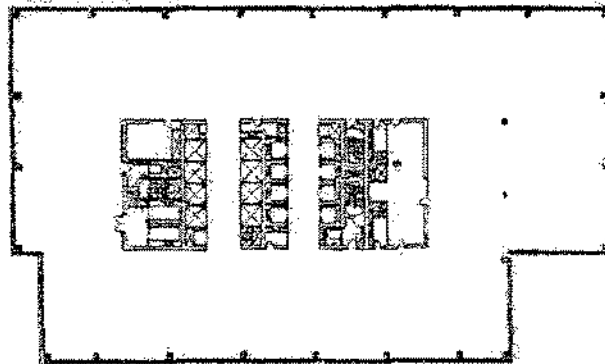


SECRET-CAD

Plan 25

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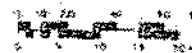
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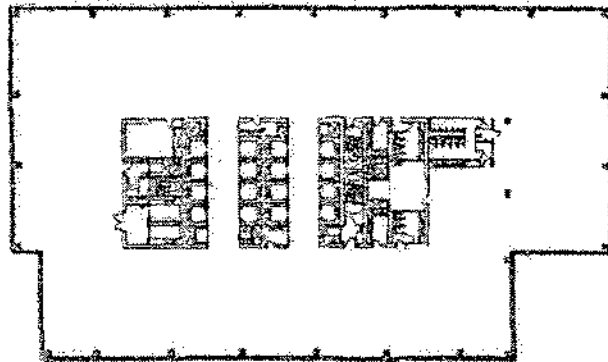
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Plan 26

CONFIDENTIAL

LBH\_CW0000173



CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 22

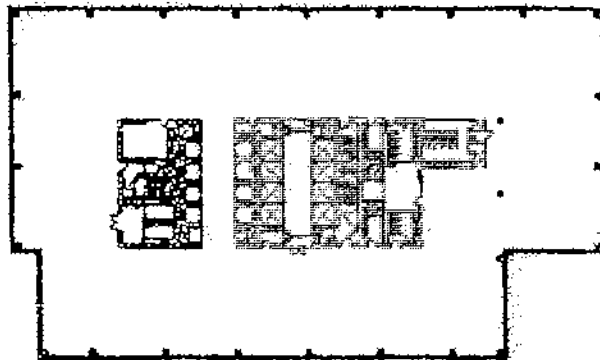


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Plan 27

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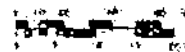
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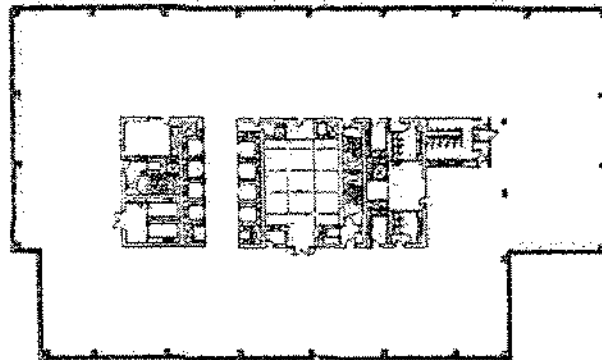


27 Aug 03

Plan 28

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CANARY WHARF

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FLOOR 24

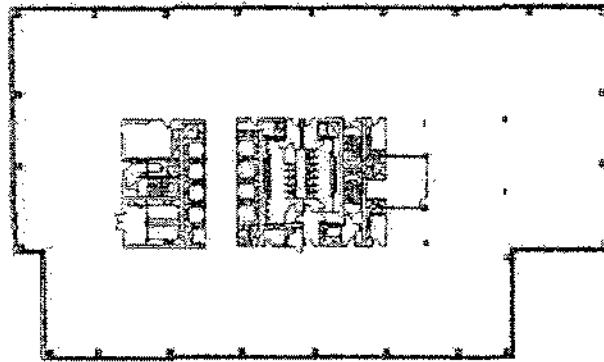
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Plan 29

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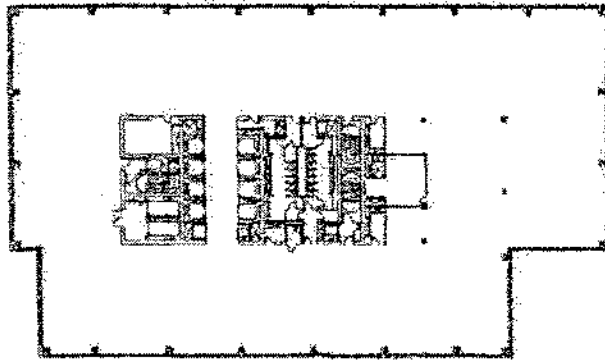


PLAN 30

Plan 30

CONFIDENTIAL

LBH\_CW0000177



CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 26



27-Aug-03

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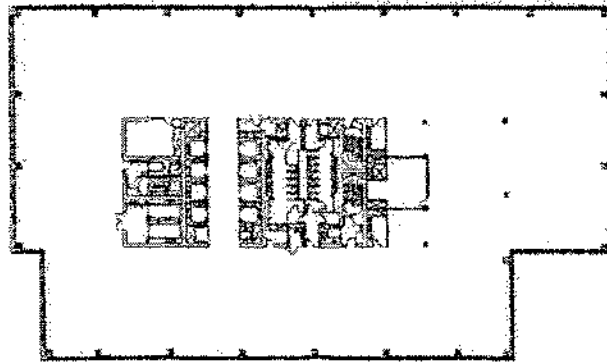




  
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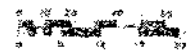
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27-Aug-03  
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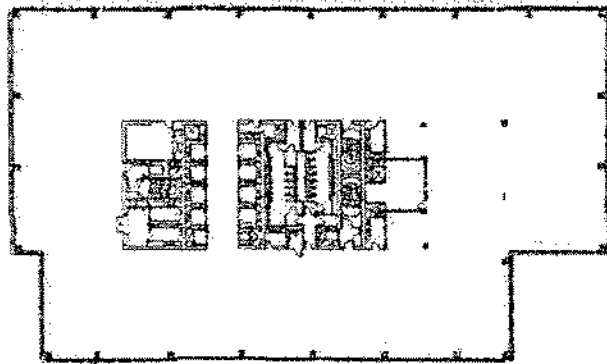


01 AUG 03

Plan 33

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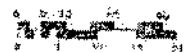
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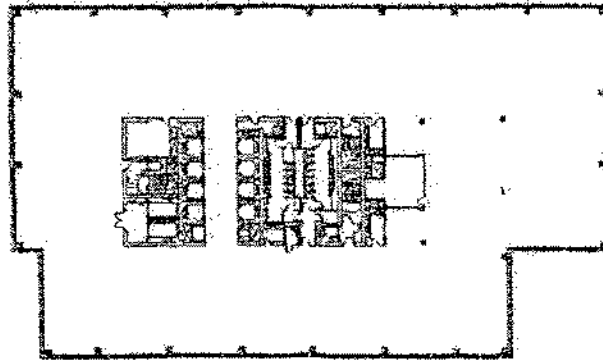


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Plan 34

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CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 30



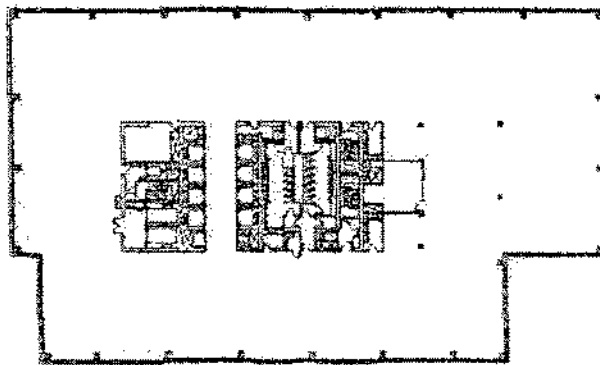
PLAN 35

Plan 35

CONFIDENTIAL

LBHI\_CW0000182

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W/27



CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 31

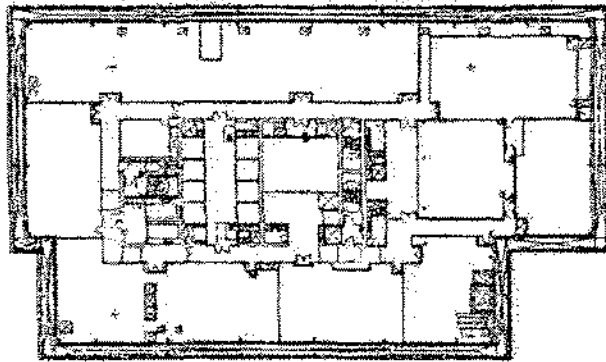


PLAN 36

Plan 36

CONFIDENTIAL

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27-Aug-03

FLOOR 32

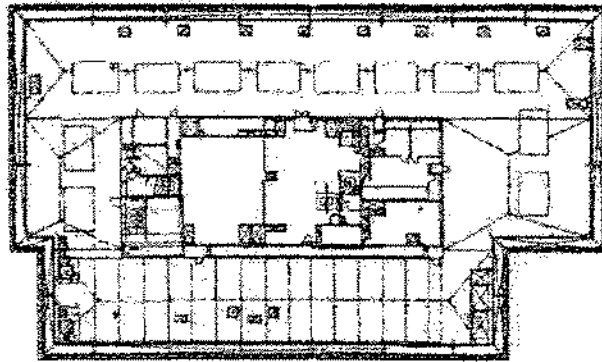


PLAN 37

Plan 37

CONFIDENTIAL

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CANARY WHARF

HQ-2  
27-Aug-03

FLOOR 32 MEZZ

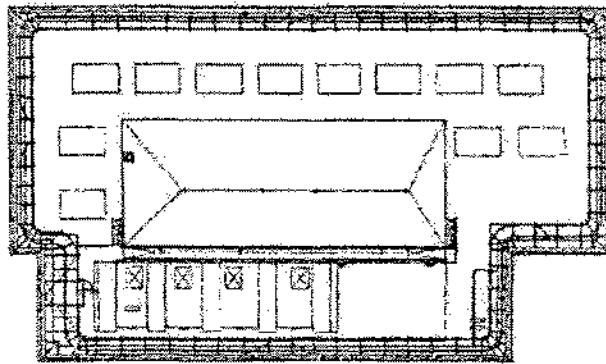


PLAN 38

Plan 38

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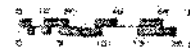
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CANARY WHARF

HO-2  
27-Aug-03

ROOF LEVEL

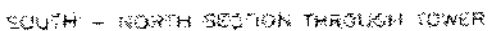


Plan 39

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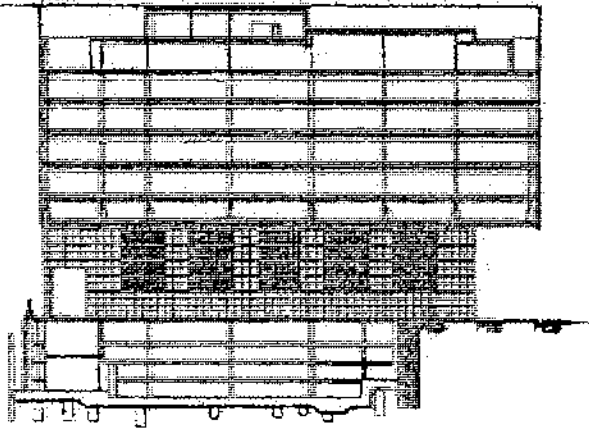
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CANARY WHARF

HQ-2  
C2-exp-01

SOUTH - NORTH SECTION THROUGH EXTENSION OVER OLD

91  
PROJECT PLAN  
ACCESS - CAN

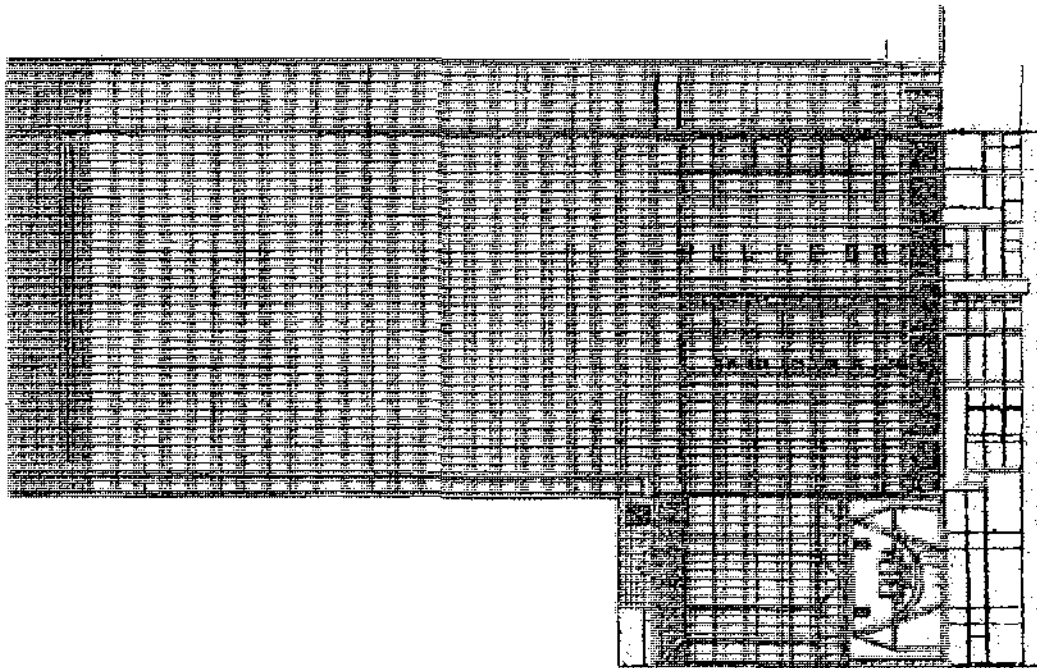
Plan 41

CONFIDENTIAL

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LHM\_CW0000159



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CANARY WHARF

HO-2  
02-Sep 03

WEST - EAST SECTION THROUGH ROOM

95  
+  
NORTH

Plan 43

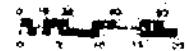
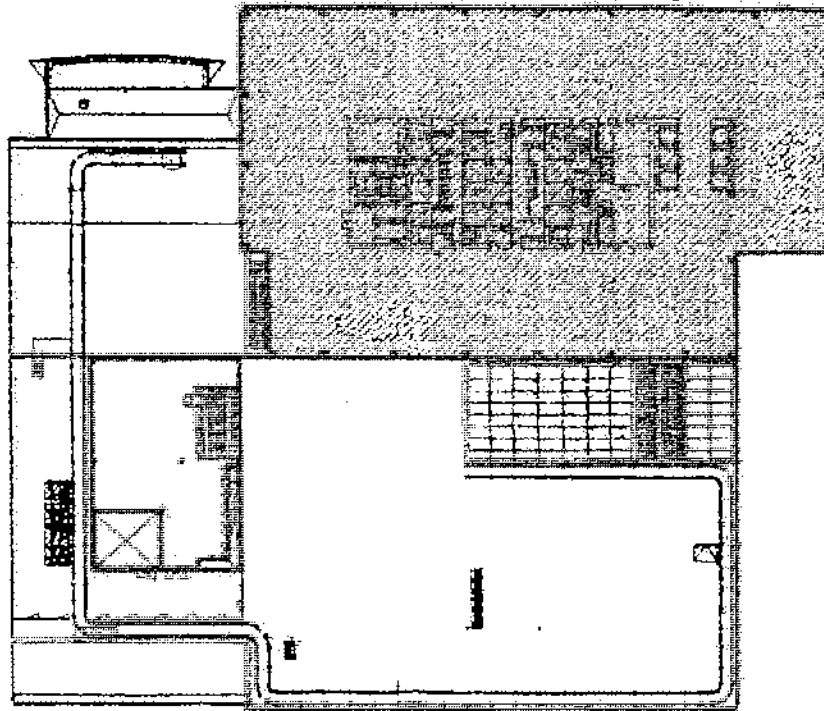
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CANARY WHARF

HO-2  
27-Jan-04

FLOOR 09



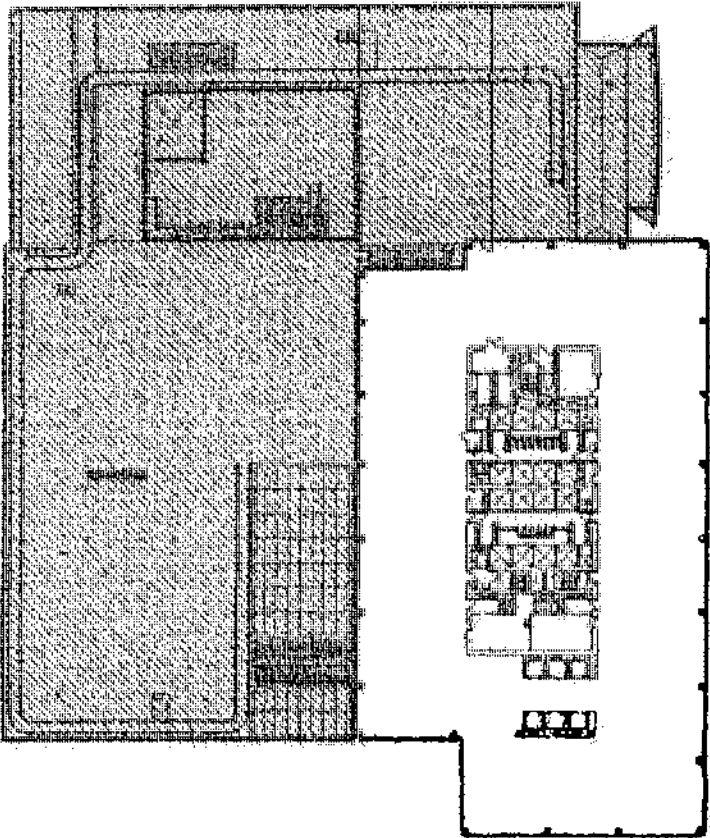
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Plan 44

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CANARY WHARF  
HQ - 31  
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FLOOR 09

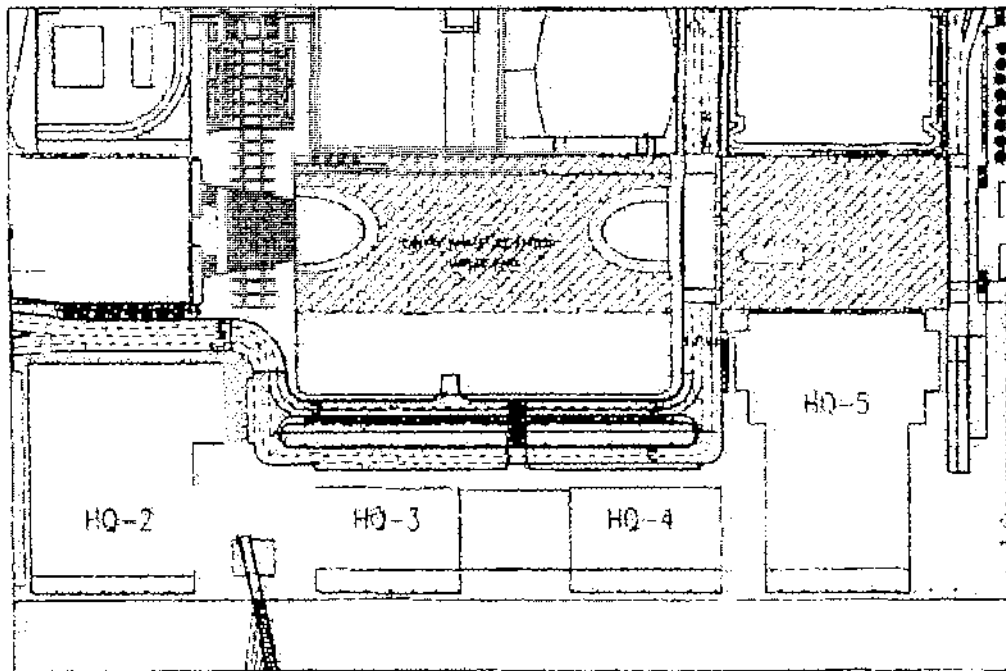


PLAN 15

Plan 45

LBH\_CW0000192

CONFIDENTIAL



CANARY WHARF  
JUBILEE PARK & WEST WATERGARDEN  
20 SEPTEMBER 2007

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0 50 100 150 200 ft

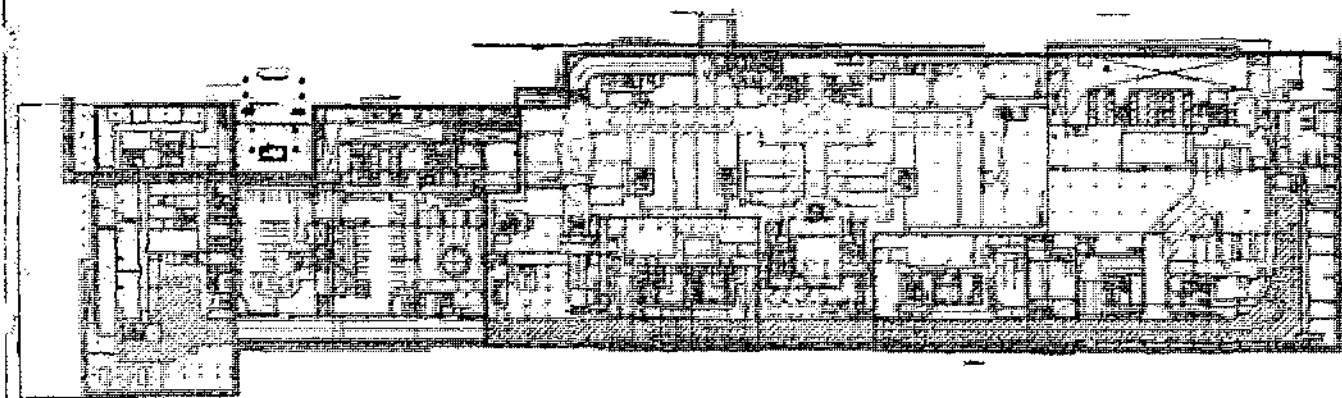


PI 225 42

Plan 46

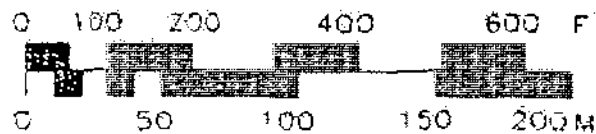
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CANARY WHARF

ROADS AND ACCESSWAYS  
B1 LEVEL  
22-MAY-01

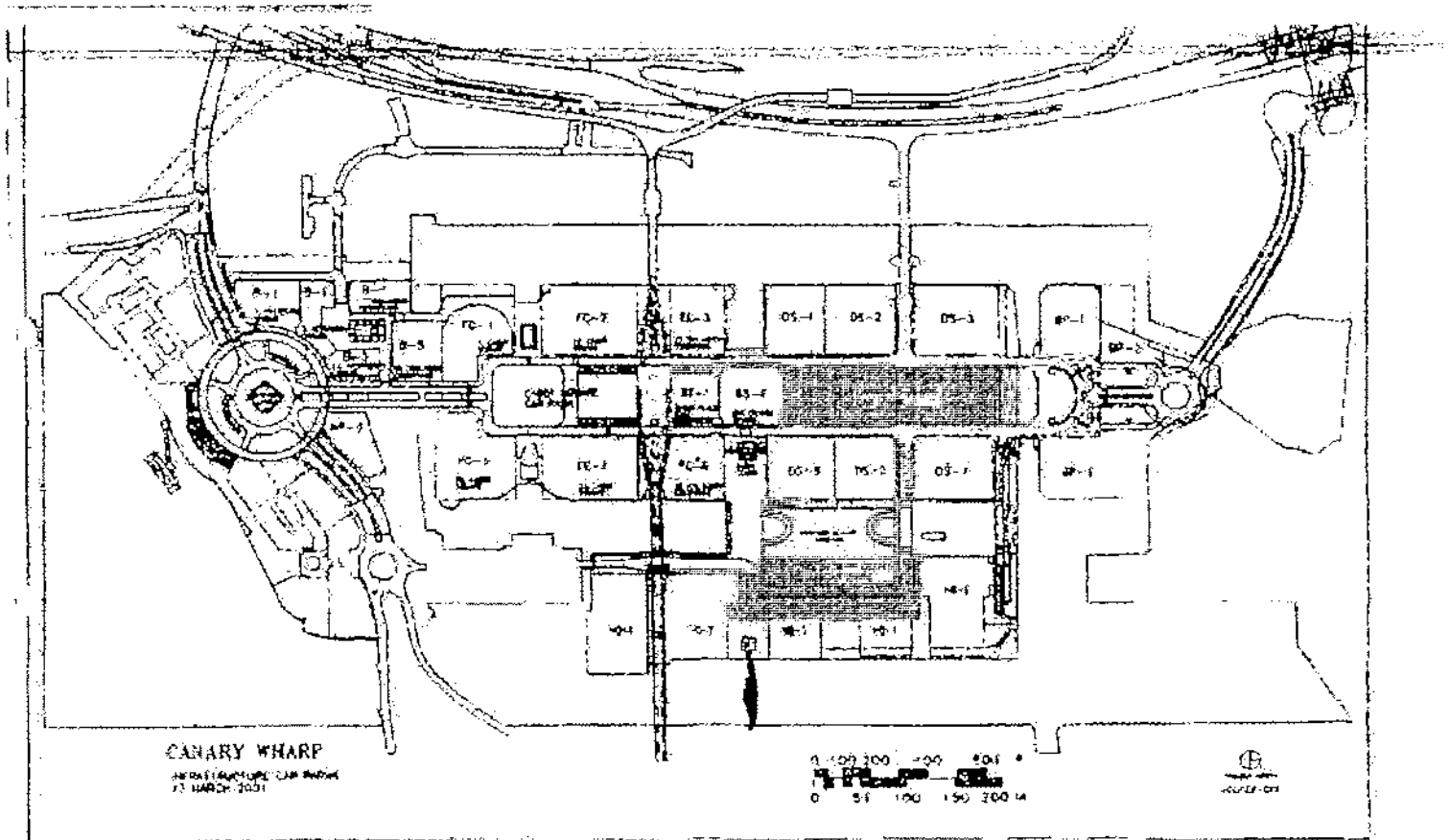


Plan 47

CONFIDENTIAL

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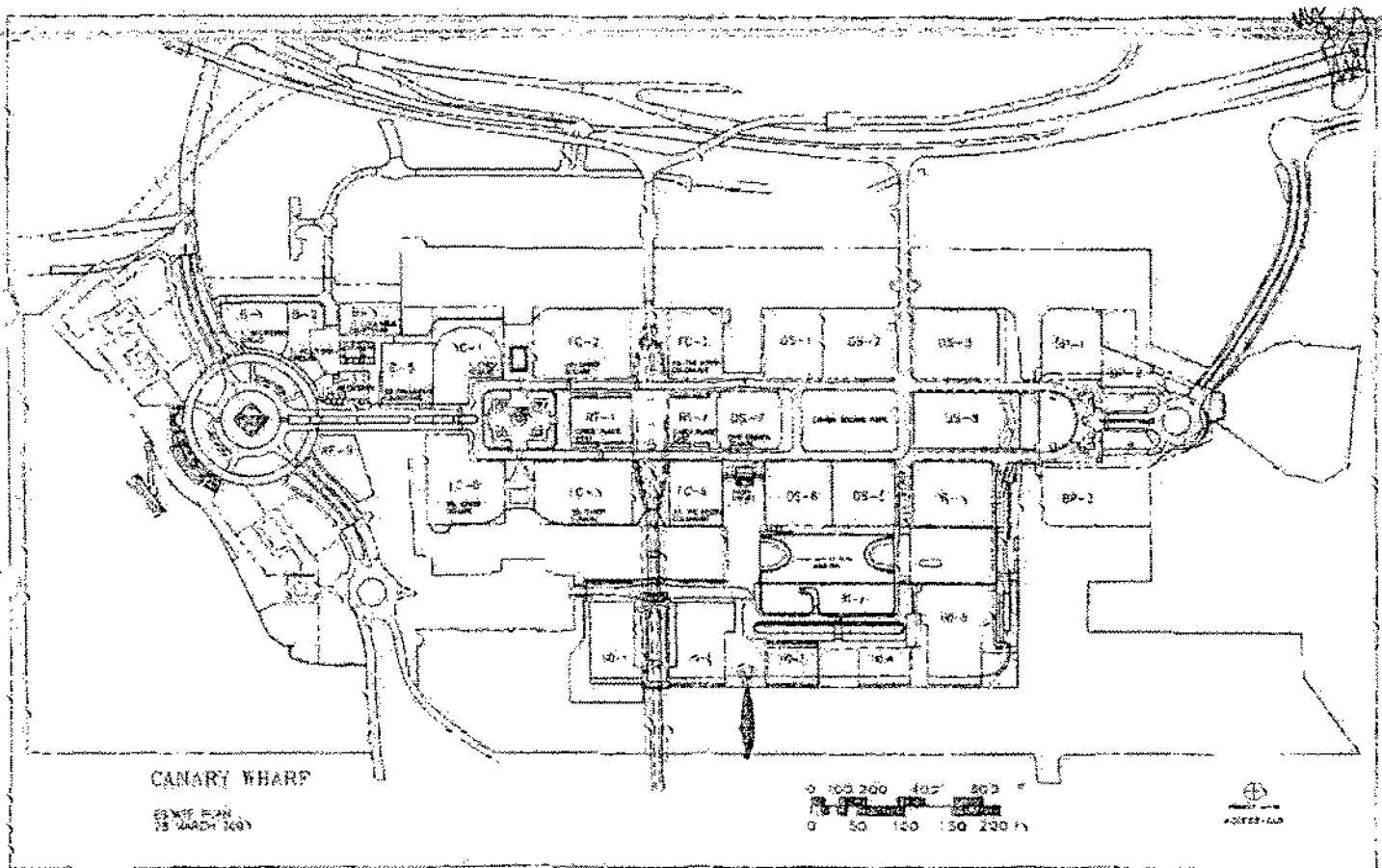


Plan 48

Plan 48

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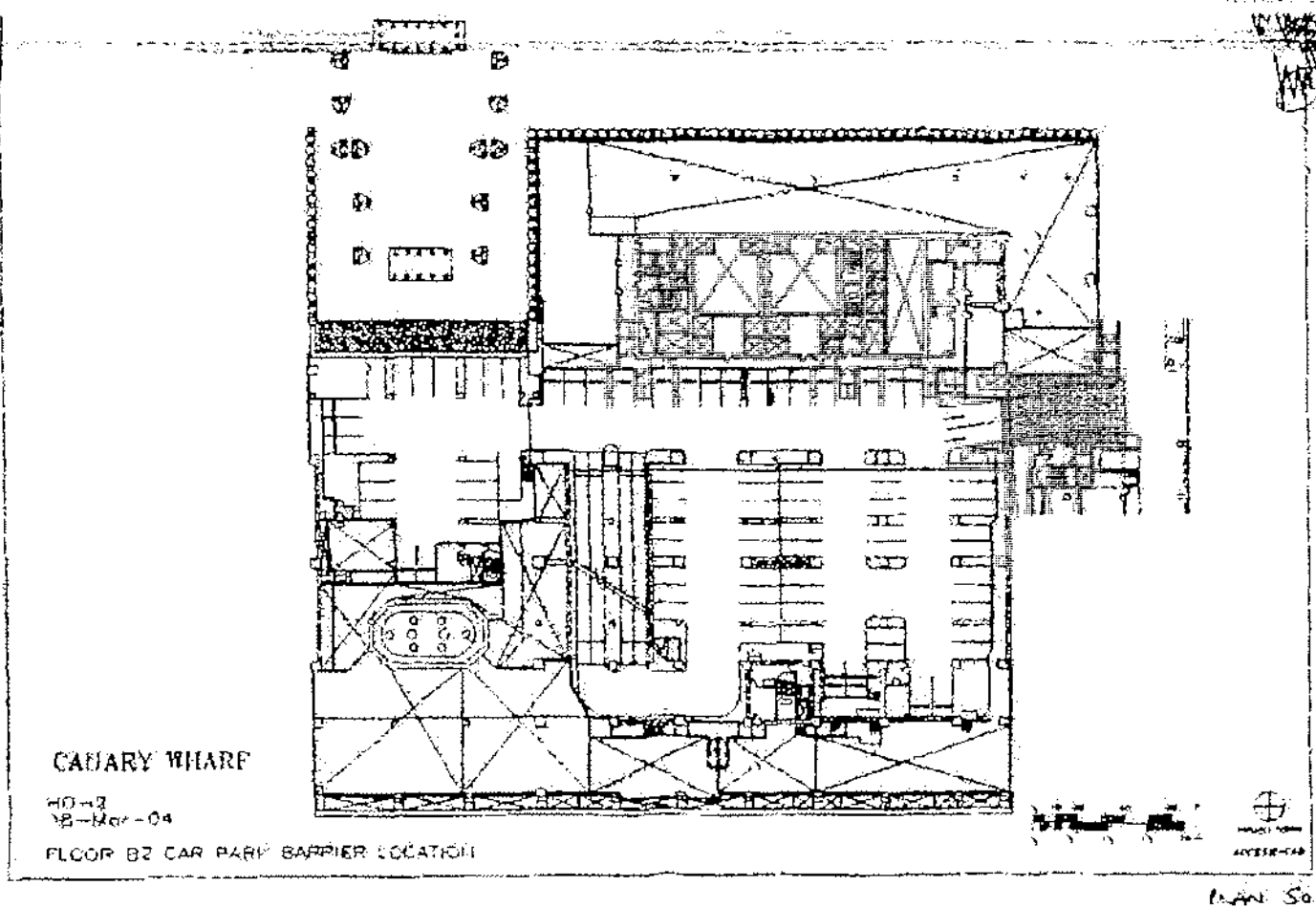


PLAN 49

Plan 49

CONFIDENTIAL

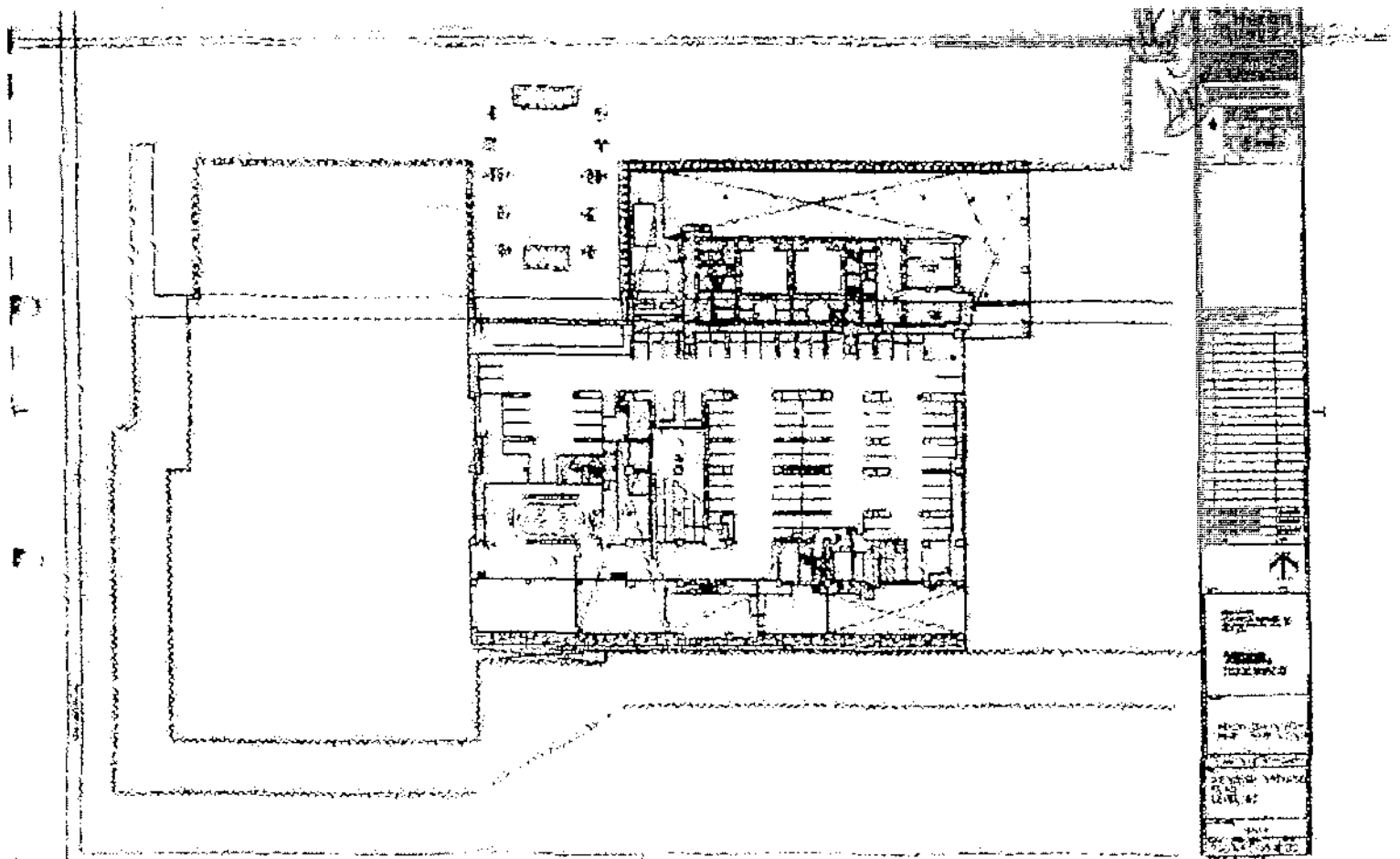
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Plan 50

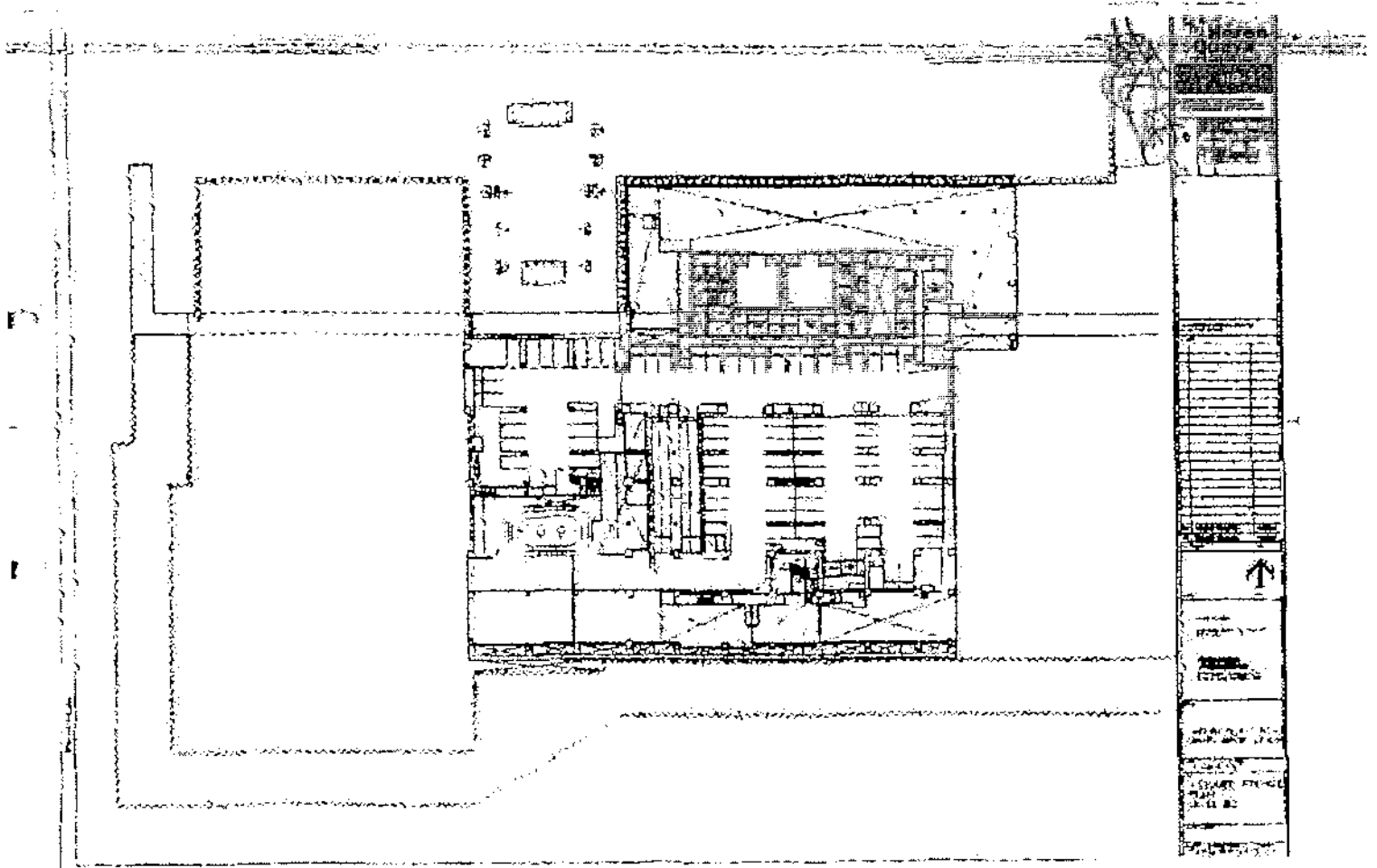
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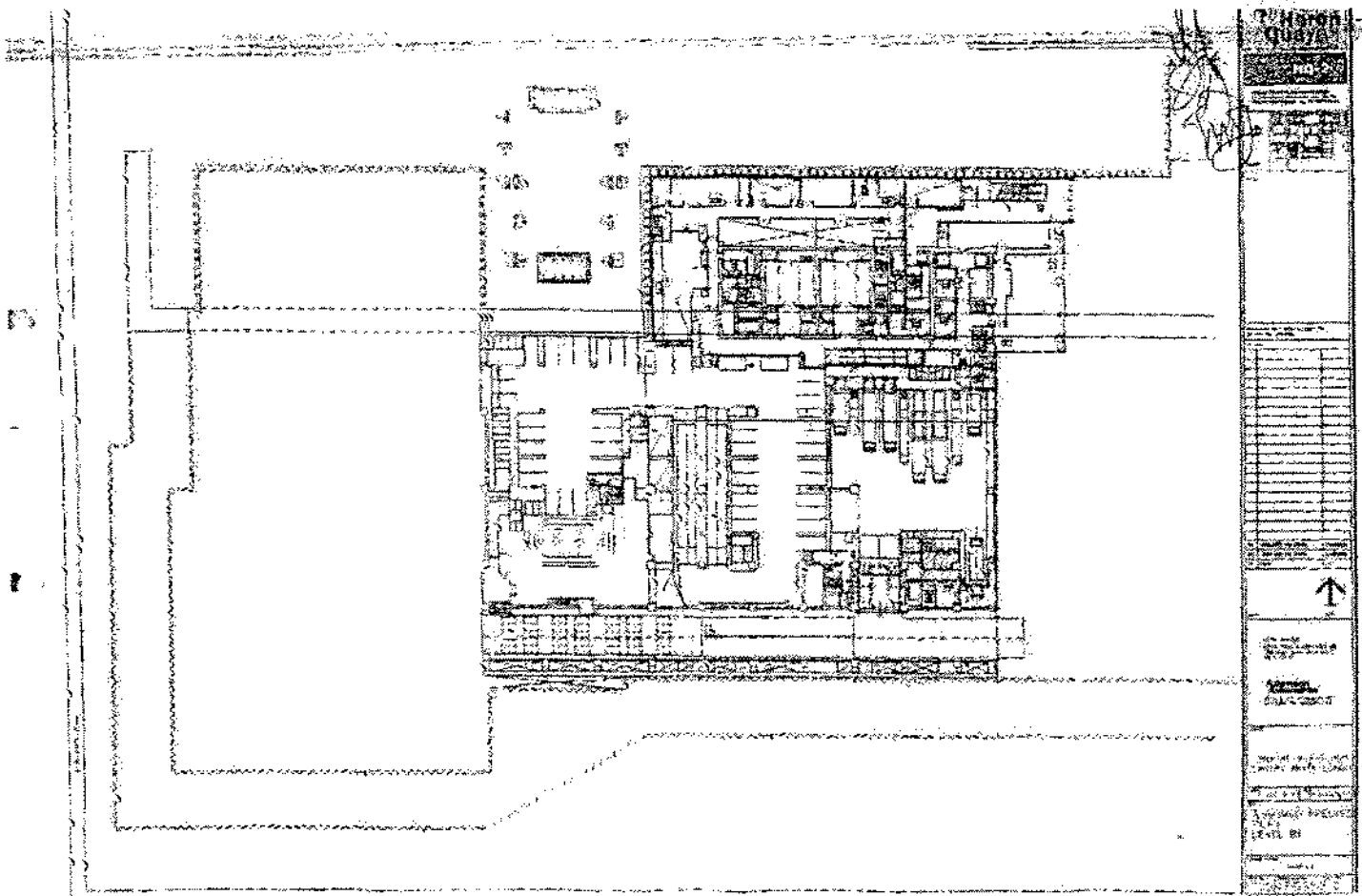
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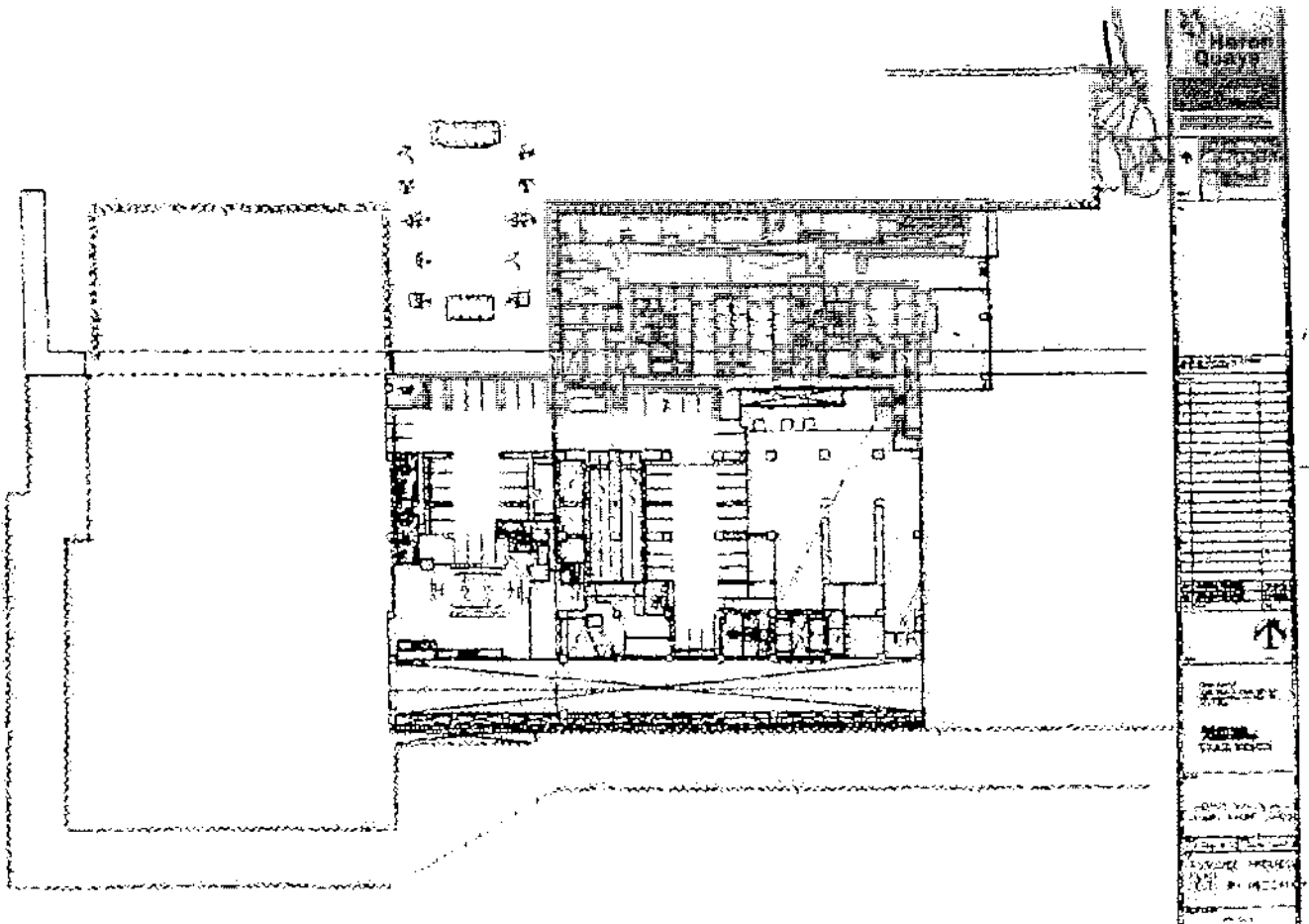
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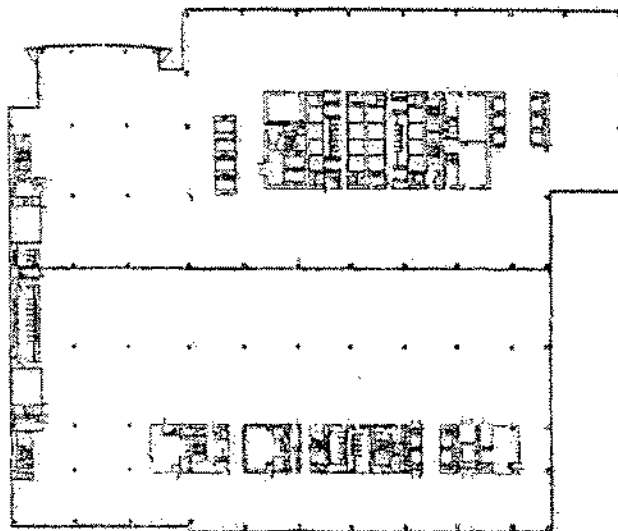
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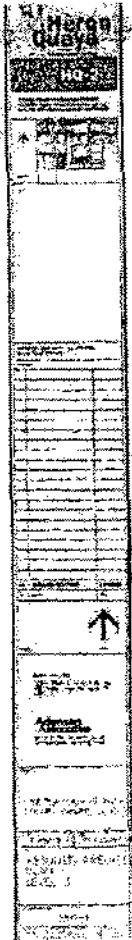
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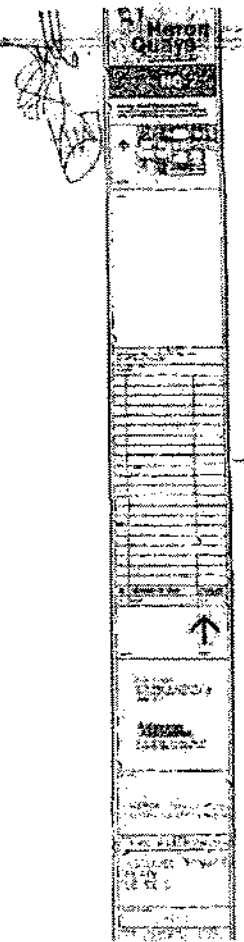
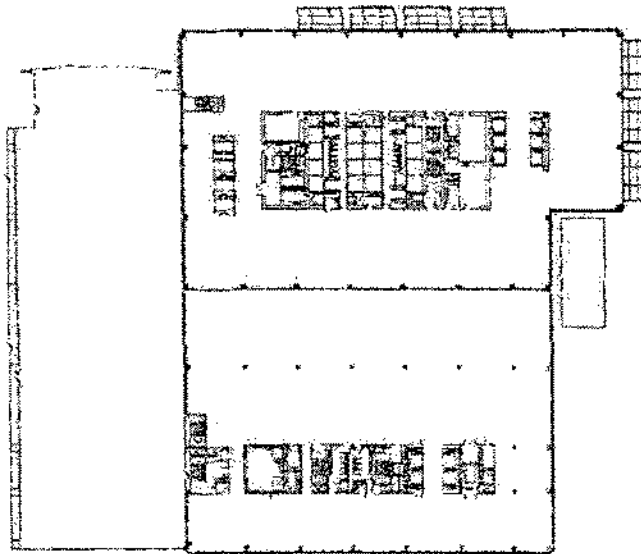
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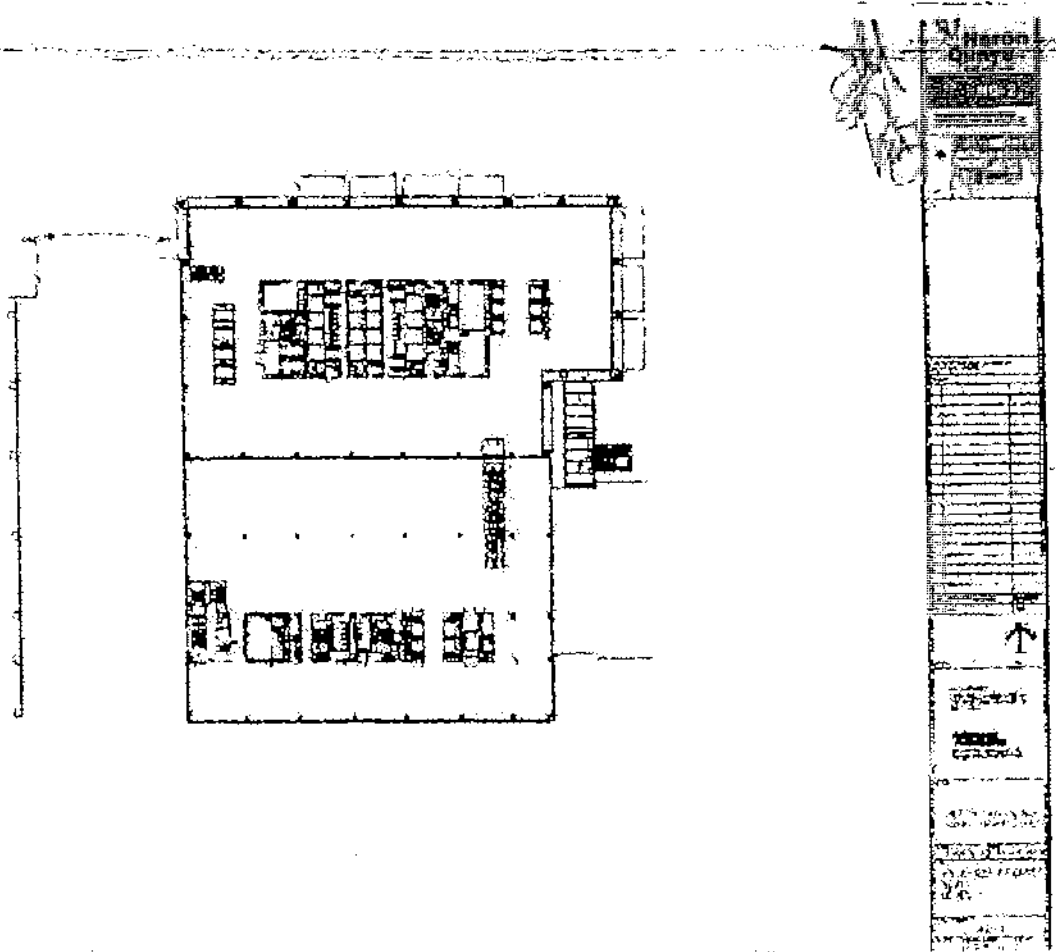


LBHI\_CW0000203



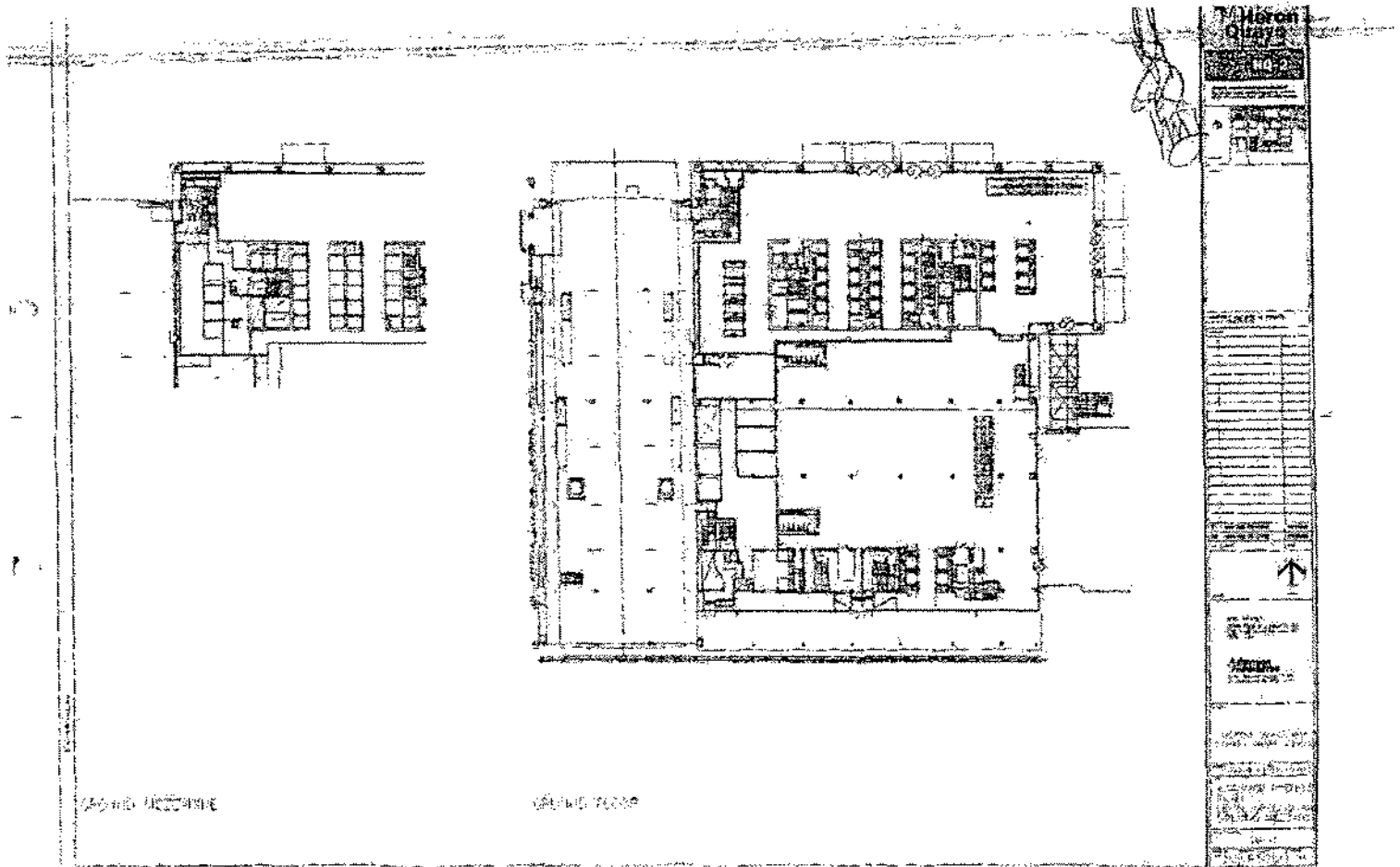
CONFIDENTIAL

LBH\_CW0000204



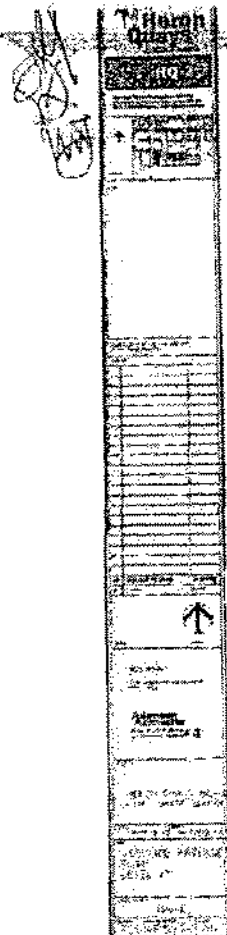
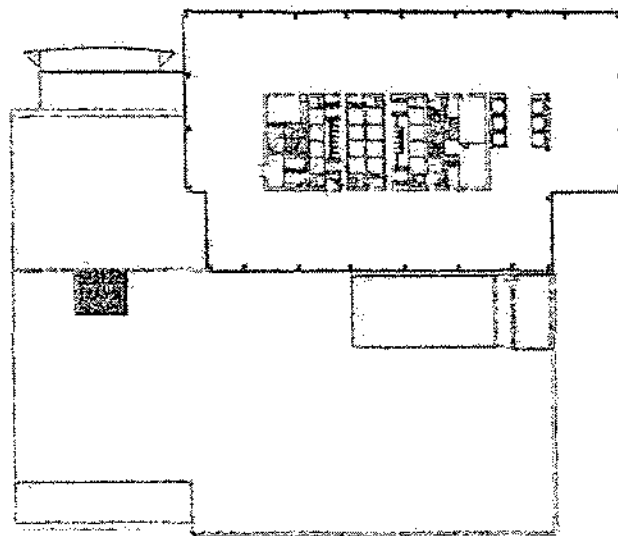
CONFIDENTIAL

LBHI\_CW0000205



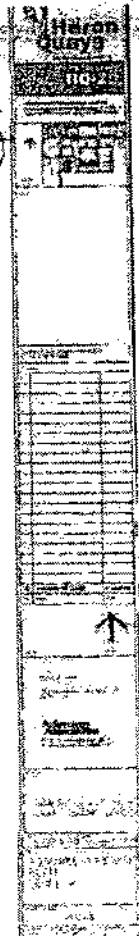
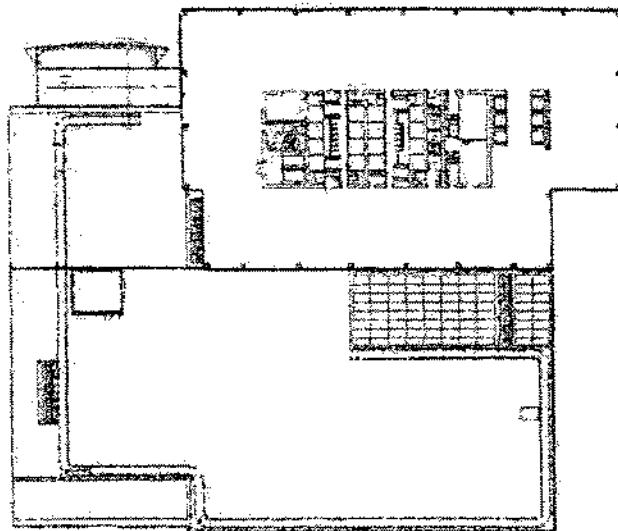
CONFIDENTIAL

LBH\_CW0000208



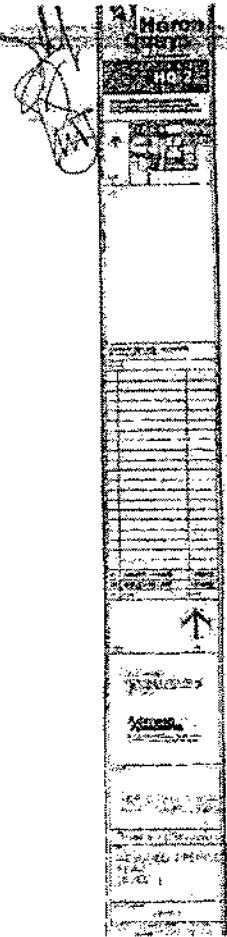
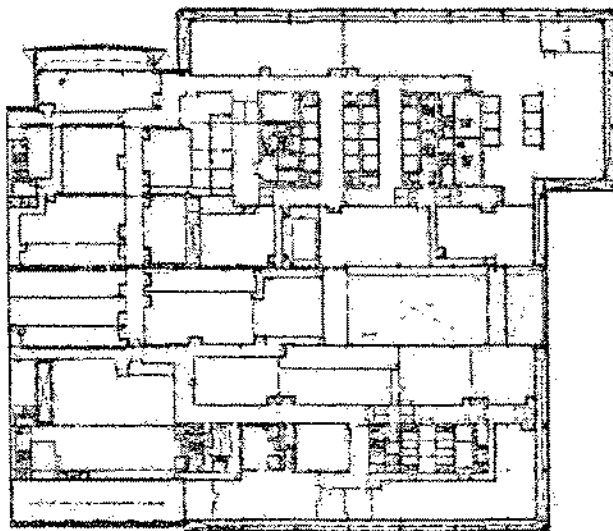
CONFIDENTIAL

LBHI\_CW0000217



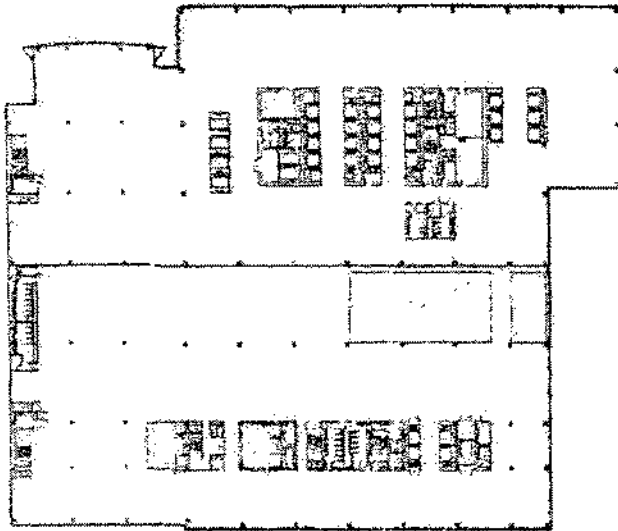
CONFIDENTIAL

LBH\_CW0000208



CONFIDENTIAL

LBHI\_CW0000209

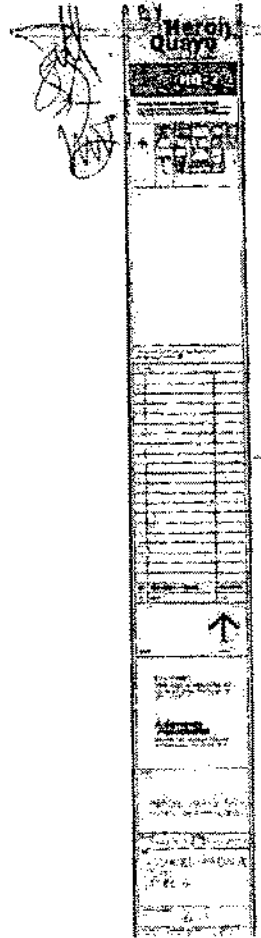


Handwritten notes and a vertical form on the right side of the page. The form includes a header with the name "Heron Quaye" and a date "11-11-13". Below this, there are several sections with checkboxes and text, including "Heron Quaye", "Heron Quaye", and "Heron Quaye". The form appears to be a checklist or a record sheet.

CONFIDENTIAL

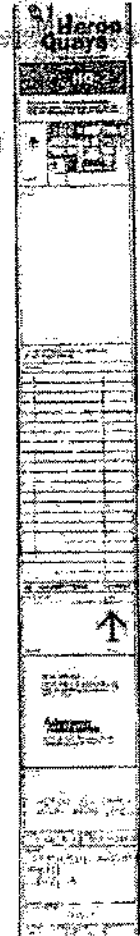
LBHI\_CW0000210



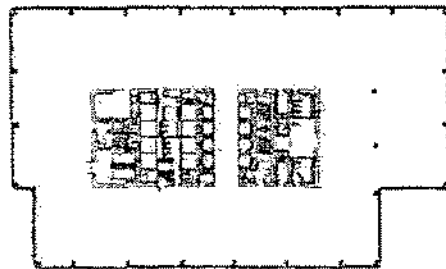


CONFIDENTIAL

LBHI\_CW0000211



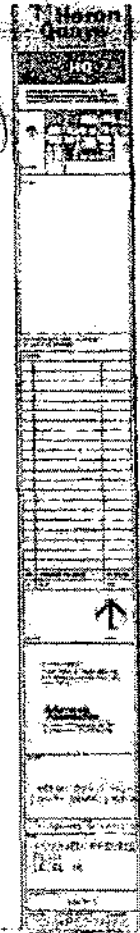
LBH\_CW0000212



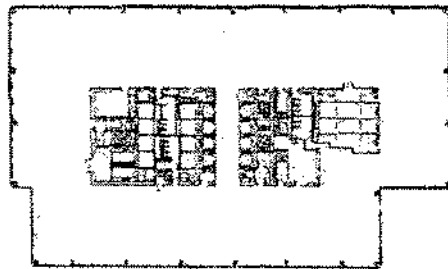
Handwritten notes and a vertical strip of information, possibly a label or a form, located on the right side of the page. The text is mostly illegible due to the quality of the scan, but some words like "Heron" and "Quays" are visible at the top. There are also some numbers and symbols.

CONFIDENTIAL

LBH1\_CW0000213



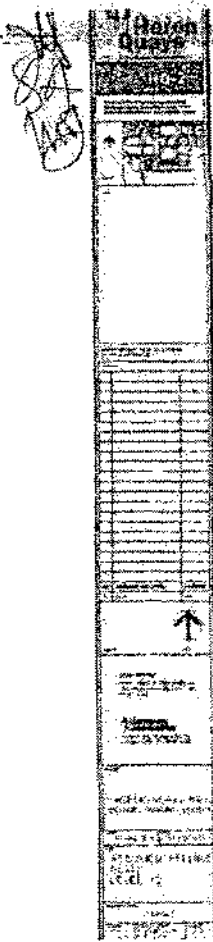
LSM1\_CV0000214



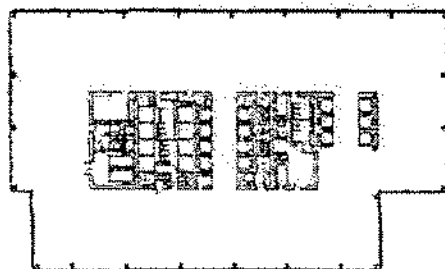
Handwritten notes and a vertical form or checklist are visible on the right side of the page. The form includes a header section with the word "Hanson" and a series of checkboxes or input fields. There are also some handwritten markings and a small circular logo with an arrow pointing upwards.

CONFIDENTIAL

LBHI\_CY0000215



LEMI\_CW0020216

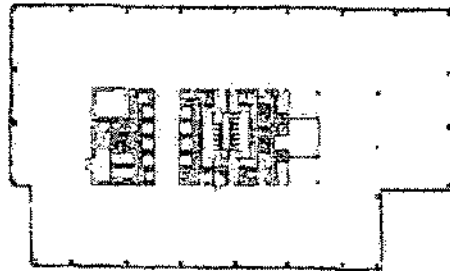


Handwritten scribbles and markings, possibly initials or a signature, located near the top right corner of the page.

Vertical strip containing a table or list of information, possibly a manifest or inventory. The text is heavily degraded and mostly illegible. Some visible text includes "Taron", "dupe", and "1000000000".

CONFIDENTIAL

LBHI\_CW0000217



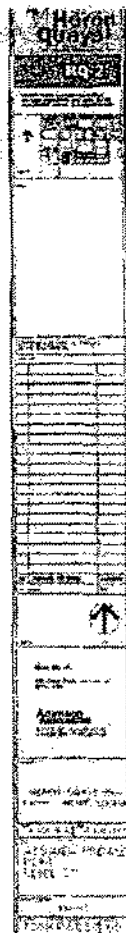
Handwritten notes or signatures in the top right corner of the page, possibly indicating a date or a signature.

Vertical strip containing a table or form with multiple rows and columns, likely a data entry or reporting section. The text is small and difficult to read, but it appears to be a structured data table. At the top of the strip, there is a header that reads "Heron" and "010". Below this, there are several rows of data, some of which are highlighted in bold. At the bottom of the strip, there is a section with an upward-pointing arrow and some text that is also difficult to read.

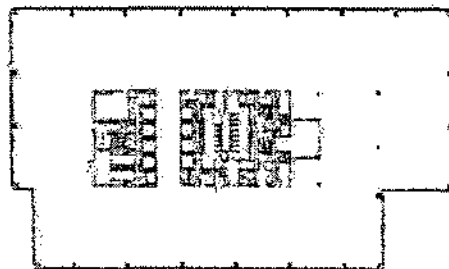
CONFIDENTIAL

LBH: CW0000218





LBHI\_CW0000219

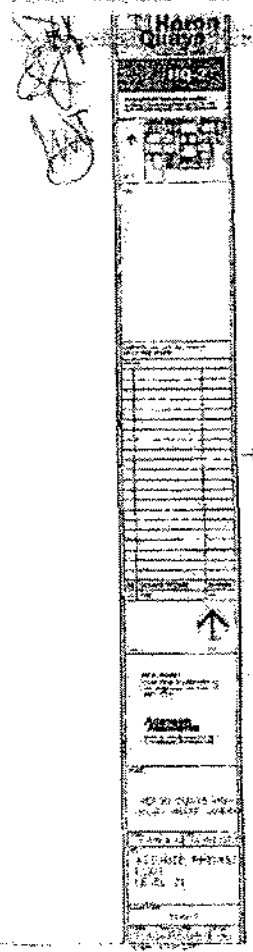


Handwritten scribbles and markings are visible to the left of the form.

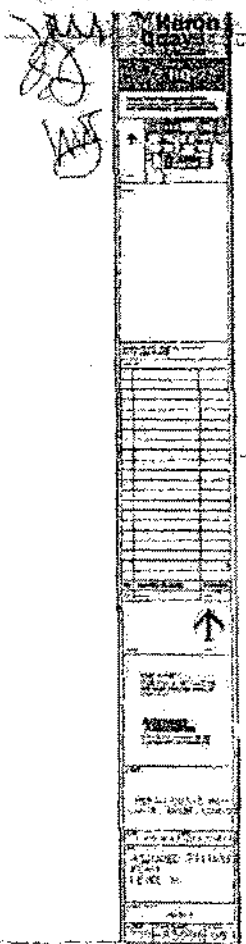
Header
Section 1
Section 2
Section 3
Section 4
Section 5
Section 6
Section 7
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Section 9
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Section 11
Section 12
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Section 15
Section 16
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Section 98
Section 99
Section 100

CONFIDENTIAL

LBH-CW000220



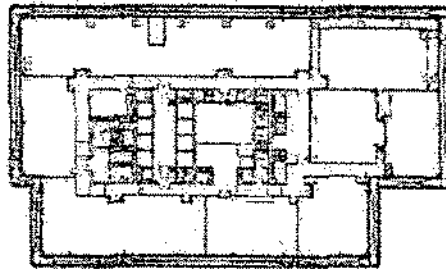
LBH: CW0000221



LBHI\_CW0000222



LEHI\_CW0000223



Handwritten notes and stamps are visible on the right side of the page, including a large 'X' and the word 'Heron'.

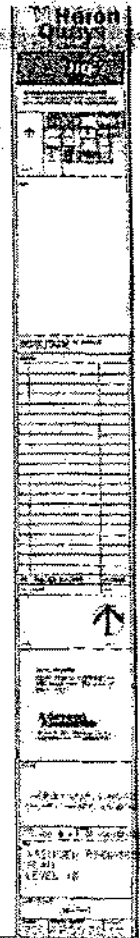
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CONFIDENTIAL

LBHI\_CW0000224

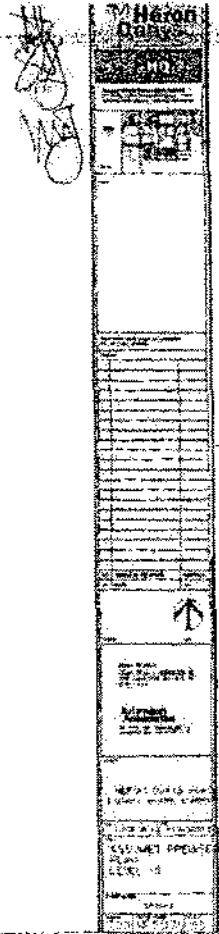


LBH1\_CW0000225

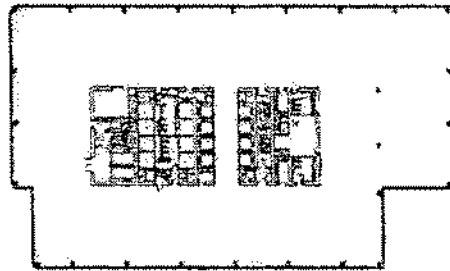


LBH\_CV2000226





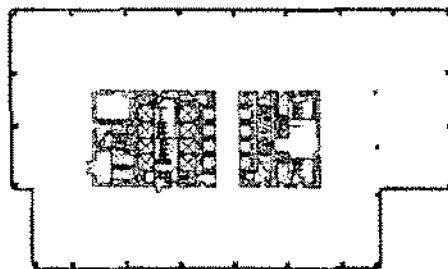
LBH1\_CW0000227



Handwritten notes and a vertical form on the right side of the page. The form includes a header with the text "Heron" and "Quarry". Below the header, there are several sections with text and checkboxes, including "ADDITIONAL INFORMATION", "ADDITIONAL COMMENTS", and "ADDITIONAL NOTES". The form is partially filled out with handwritten text.

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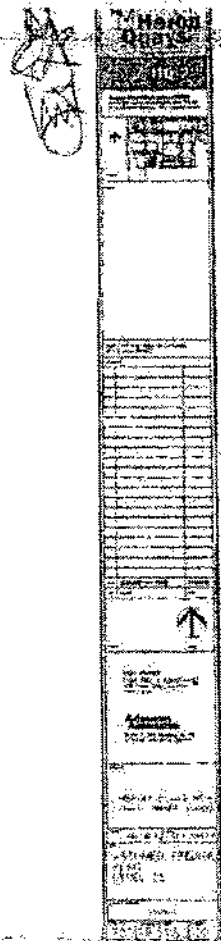
LBH\_CW0000228



Handwritten notes and a vertical form strip on the right side of the page. The form strip contains various fields and checkboxes, including a section labeled "HARDWARE" and a section labeled "SOFTWARE". There are also some handwritten marks and a small arrow pointing upwards.

CONFIDENTIAL

LBHI\_CW0000229



LBH\_CW0000230

[illegible]

LBHI\_CV0000231

[illegible]

LBHI\_CW0000232



1. **NAME**  
 2. **ADDRESS**  
 3. **CITY**  
 4. **STATE**  
 5. **ZIP**  
 6. **PHONE**  
 7. **DATE**  
 8. **TIME**  
 9. **LOCATION**  
 10. **DESCRIPTION**  
 11. **REMARKS**  
 12. **INITIALS**  
 13. **SIGNATURE**  
 14. **DATE**  
 15. **TIME**  
 16. **LOCATION**  
 17. **DESCRIPTION**  
 18. **REMARKS**  
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 24. **DESCRIPTION**  
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 252. **DATE**

LBHI\_CV0000233